

Planning & Zoning Meeting

AGENDA

Tuesday, May 18, 2021 5:30 PM 215 N Broad Street Monroe Ga 30655

I. CALL TO ORDER

- II. ROLL CALL
- III. MINUTES OF PREVIOUS MEETING
 - 1. Minutes of Previous April 20, 2021
- IV. REPORT FROM CODE ENFORCEMENT OFFICER
- V. **PUBLIC HEARINGS**
 - 1. Zoning Code Text Amendment # 10
 - 2. Zoning Map Amendment 2021
- VI. <u>RECOMMENDATIONS ON REQUESTS</u>
- VII. OLD BUSINESS
- VIII. <u>NEW BUSINESS</u>
 - 1. Revisit Request for COA 100 Saratoga Dr
 - 2. Preliminary Plat Review 1301 Alcovy St
- IX. <u>ADJOURNMENT</u>

MONROE PLANNING COMMISSION MINUTES FOR ZOOM MEETING April 20, 2021

Present: Randy Camp, Rosalind Parks, Mike Eckles, Chase Sisk, Nate Treadaway

Absent: None

Staff: Pat Kelley – Director of Planning and Code

Debbie Adkinson – Code Department Assistant

Brad Callender - Planner

Visitors: Ron Anglin, Bill Schmidt, Chris Terrell, Tip Huynh, Bob Smith

CALL TO ORDER by Chairman Eckles at 5:30 pm.

Chairman Eckles asked for any changes, corrections or additions to the March 16, 2021 and March 18, 2021 minutes.

To Approve both minutes.

Motion Camp. Second Treadaway Motion carried unanimously

Chairman Eckles ask for a Code Officer Report. Kelley: none

PH open 5:31 pm

<u>The First Item of Business</u> is for petition # PCOM - 00095-2021 for a COA for New Development at 100 Saratoga Drive. The applicant is Ronald Anglin with Lifeline Management Group LLC of Stone Mountain GA. The request is to develop this property with a new strip center with 8 units. Code Department recommends denial based on failure to meet design requirements.

Ron Anglin with Lifeline Management Group. They purchased the property about 4 years ago. 98% of the ordinances for Monroe have been met. Will tweak anything the city proposes to get the development done.

Treadaway asked how could a recommendation be made in good faith when we don't know definitively the size of the lot. As I understand it the lot has not been legally subdivided.

Anglin: According to the specs that I have it has been done but the plat has not been submitted to the Code Department.

Kelley: We have never signed off on a plat to be recorded for the subdivision of that property. We brought that up some time ago due to the fact that the original parcel

that this property is on also contained the detention pond for the whole overall development. That will need to be delineated exactly where that property division will be. There is still no plat showing this division in the Code Office.

Chairman Eckles asked for any more questions. Chairman Eckles asked for any opposition.

PH Closed at 5:35 pm

Chairman Eckles entertained a motion. Motion to Table.

Motion Parks. Second Camp. Motion Carried to table until May 2021.

PH open 5:36 pm

<u>The Second Item of Business</u> is for COA # PCOM-000096-2021 to add an expansion of 2000 square feet to existing orthodontics office, relocate existing entrance and add parking spaces. The applicant is 803 Spring LLC, the owner of the property. Code Department recommends approval without conditions.

Tip Huynh with Alcovy Consulting Engineering representing the client. I am available to answer any questions you may have. The exterior will be brick and painted to match the rest of the building.

Chairman Eckles asked for any questions. Chairman Eckles for any opposition. None

PH Closed 5:38 am

Chairman Eckles entertained a motion. To Approve

Motion Treadaway. Second Parks Motion Carried

PH open 5:38 pm

<u>The Third item of business</u> is for petition # VAR-000097-2021 for a variance of Article V, Sect 520, Table 3 of Zoning Ordinance for more parking spaces than required by the ordinance at 803 East Spring St. The applicant is 803 Spring LLC the owner of the property. Code Department recommends approval with no conditions.

Chairman Eckles asked for questions.

Treadaway asked if any signage changes.

Huynh stated there are none.

Chairman Eckles asked for any opposition. None

PH close 5:40 pm

Chairman Eckles entertained a motion. To Approve

Motion Camp. Second Parks. Motion Carried

PH open 5:40 pm

<u>The Fourth Item of Business</u> is for petition # RZ-000098-2021 for a rezone from PCD to PRD at 961 Good Hope Road. The applicant is Smith Planning Group of Watkinsville, GA. The are representing the developer, McKinley Homes. Code Department recommendation is to approve with conditions.

Bob Smith with Smith Planning Group spoke to the request. Mr. Bill Schmitt of McKinley Homes accompanied him. He was the first to propose this property 18 years ago. The new development is designed of the public realm. The street scape will have the curb, a verge where street trees are planted and then the sidewalks. The homes will have front porch with a minimum of two steps up to rise them above the sidewalks. The garages will be accessed by a rear alley. There are no front entry garages except on the very back of the subdivision where there is not room for an alley. The front entrance garages will be recessed from the front of the house. The proposal for the original commercial area will be to have some additional townhomes. The open parking area will remain and the open space will be a park with a pavilion, the mail kiosk, kids play area and passive recreation areas. A nature trail is also proposed along Grubby Creek. We are in agreement with staff recommendations #1 and 2 but would like more options on condition #3. The condition requires the developer to provide a minimum of 3 of the following amenities for recreation. A pool, a playground, a pavilion, a club house or fitness center or play courts such as but not limited to tennis, volleyball and basketball. We would like to keep this as passive recreation but include the pavilion, and playground. They would like to have park benches as an amenity.

Camp: How many homesites are planned?

Smith: a total of 142. 44 townhomes and 98 single family dwellings.

Sisk: will townhomes be elevated?

Smith: ves

Sisk: will the community be gated and fenced across the front of the green space?

Smith: No, it will not be gated.

Camp: what is the typical price point of the homes?

Schmitt: high 200's to low 300's

Parks: what is the estimated square footage of the homes?

Schmitt: the smallest townhome is 1800 to 2400 sq ft with 3 bedroom 2 to $2\frac{1}{2}$ bathroom.

Sisk: will the townhomes also include garage faces on the rear? Schmitt: All homes have two car garages including townhomes. Sisk: do all of your floor plans have bedrooms on the 2nd level?

Schmitt: I believe so.

Kelley: the original submission you have in front of you had 3 plans but the handout you have in front of you has 7.

Eckles: What age group are you going for?

Schmitt: Most plans are 2 story. Primarily families.

Eckles: with families do you not think a recreation area would be a good idea?

Schmitt: we have all the green space up front. There will be a tot lot.

Treadaway: are there any landscaping illustrations for the greenspace area?

Smith: no

Camp: given the density of this plan, is there a development that has been finished that would be similar to what you have here?

Kelley: There may be an example or two in the Covington area but no names to share. It is unique in the area and it was ahead of it's time when originally presented. The hold back has been the Commercial area.

Chairman Eckles asked for any questions.

Smith: Are the front setbacks still 10 ft if they go to the PRD?

Kelley: Yes

Treadaway: There is a street in the middle of the greenspace. Is that a pedestrian street or vehicle driven street?

Smith: it's vehicle with parking on both sides.

Treadaway: If this is a family park area it seems the traffic would be a lot for a play area.

Smith: This already exist. There will be sidewalks on either side. Kelley: stated a hedge around the rectangular part would be safer.

There was more discussion of the open area and parking area and what could be done to make it safer and the parking in the mail kiosk area.

Chairman Eckles asked if there is any opposition? None

PH close 5:58 pm

Chairman Eckles entertained a motion.

To approve with conditions presented by staff, park benches every 50 feet, and some form of landscaping to create a barrier between Church Street and the development.

Motion Treadaway. Second None. Motion dies for lack of second No recommendation to Council

PH open 6:00 pm

The Fifth Item of Business is for petition # PCOM-000099-2021 for a COA for a new monument sign at 716 West Spring St. The applicant is Academy Lock and Key. Code Department recommends approval without conditions.

Chris Terrell with Academy Lock and Key spoke to the request. He presented a Monument sign that is suitable to the CDO requirements.

Chairman Eckles asked for questions. None.

Chairman Eckles asked for opposition. None

PH Closed 6:02

Chairman Eckles entertained a motion. To Approve

> Motion Camp. Second Parks. Motion Carried COA Granted

Old Business: None New Business: None

Chairman Eckles entertained a motion to adjourn.

To adjourn

Motion Parks. Second Treadaway Meeting adjourned at 6:03



To: Planning and Zoning / City Council

From: Patrick Kelley

Department: Planning, Zoning, Code and Development

Date: 05-11-2021

Description: Zoning Code Text Amendment for Infill Overlay and Central Business Districts

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA Company of Purchase: NA

Recommendation:

Background:

Attachment(s): Permit, resolution and proposed text as amended.



City of Monroe 215 N. Broad Street Monroe, GA 30655 (770)207-4674

Plan Report

Plan NO.: ZONE-000106-202

Plan Type: Rezone

Work Classification: **Text Amendment**Plan Status: **In Review**

Apply Date: 05/11/2021

Expiration:

Location Address	1,	Parcel Number			
215 N BROAD ST, MONROE, GA 306	55	M0140026			
Contacts City Of Monroe P.O. BOX 1249, Monroe, GA 30655 (770)267-7536	Appli	cant			
Description: ZONING CODE AMENDMEN SECT 570; SECT 620; SECT 645; SECT 646; PM - COUNCIL MTG 6/8/2021 @ 6:00 PM	AND SECT 700 P&Z MTG 215 N BROAD ST.	5/18/2021 @ 5:30	Valuation: Total Sq Feet:	\$0.00	
	Amount Payme		Amt Paid		
Total:	Amoun	t Due:			
Condition Name Descrip	<u>tion</u>	Co	omments .		
Debrie Edken			M	ay 11, 2021	
Issued By:				Date	
Plan_Signatur	e_1			Date	
 Plan_Signatur	e_2			Date	

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AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MONROE, GEORGIA

The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 8th, day of June, 2021.

SECOND READING AND ADOPTED on this 6th day of July, 2021.

CITY OF MONROE, GEO	RGIA
By:	(SEAL)
John Howard, Mayor	<u> </u>
Attest:	(SEAL)
Debbie Kirk, City Clerk	(

EXHIBIT A

Proposed Amendments to the Zoning Ordinance

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

> Section 300: Changing the CBD from a zoning district to an overlay district.

Section 300 Districts.

The City is divided into the following zoning districts set forth in *Table 1 – Districts* below.

LAND USE CATEGORY	SHORT TITLE	DISTRICT NAME
RESIDENTIAL:		
	R1	Large Lot Residential District
	R1A	Medium Lot Residential District
		Multi-Family, High Density
	R2	Residential District
	MH	Manufactured Housing District
COMMERCIAL:		
		Professional / Office / Institutional
	Р	District
	CBD	Downtown Commercial District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL:		
		Light Industrial / Manufacturing
	M-1	District
OVERLAY:		
		Historic Preservation Overlay
	НРО	District
	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District
		Monroe and Walton Mills Historic
	MHDO	Overlay District
	IOD	Infill Overlay District
	CBD	Central Business District Overlay
PLANNED DEVELOPMENT:		
	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
_	PID	Planned Industrial District

Section 510: Advertised to be amended, however no amendment is proposed to these sections. The CBD is referenced in 510.2.

Section 510 Control of Curb Cuts and Vision Clearance.

510.1 Curb Cuts.

- (1) <u>Dimensions.</u> No curb cut shall exceed thirty (30) feet in width for two-way traffic and sixteen (16) feet for one-way traffic.
- (2) <u>Proximity.</u> Curb cuts shall be no closer than twenty (20) feet to other curb cuts or closer than thirty (30) feet to any street intersection. All separations are measured at the radius return back of curb to the right-of-way line. Distances between curb cuts shall be measured from BOC (Back of Curb) to BOC at the radius return between the closest edges of the cuts.
- (3) <u>Frequency Per Lot.</u> One (1) curb cut shall be allowed per one hundred and fifty (150) feet of frontage, up to three (3) cuts per single lot. Existing lots with less than one hundred and fifty (150) feet of frontage shall be allowed one (1) curb cut.
- (4) Common or joint driveways serving multiple parcels are encouraged and may be approved administratively by the Code Enforcement Officer.

510.2 Vision Clearance. In all use districts except the pedestrian-oriented CBD, no obstruction to vision between two and one-half (2-1/2) feet and ten (10) feet from ground level shall be permitted within twenty (20) feet of the intersection of two (2) streets or railroad track, or of a street intersection with a railroad track.

Section 520: Remove the CBD parking exemption from this section. Exemption to be relocated to new CBD overlay district section. Renumber remaining sections.

Section 520 Off-Street Automobile Parking.

Within the City, off-street automobile parking space shall be provided on every lot on which any use is established in accordance with this Ordinance. No structure shall be hereafter erected nor any of the following uses established unless the minimum number of parking spaces specified below are provided.

<u>520.1 Intent and Purpose</u>. To progressively alleviate or prevent traffic congestion and shortages of on-street parking spaces; to ensure that adequate off-street parking and loading facilities are provided proportional to the needs of each land use; to ensure off-street parking and loading facilities will be efficient and safe, and protect surrounding land uses from adverse effects of parking areas; to encourage alternative and shared parking arrangements; and, to reduce large open expanses of empty parking lots along City streets.

520.2 General Requirements.

- (1) <u>Minimum Size of Off-Street Parking Space.</u> A space at least nine (9) feet wide and twenty (20) feet long with a minimum net area of one hundred and eighty (180) square feet, excluding area for egress and ingress and maneuvering of vehicles.
- (2) Off-Street Parking Space on Different Lot. If an off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the Code Enforcement Officer may permit such space to be provided on other off-street property, if such space lies within four hundred (400) feet of the property line of such principal use, and is under the exclusive control of the person responsible for the principal use. For the purpose of this subsection, "exclusive control" means ownership of such remote space or a lease of such space for no less than two (2) years. Such vehicle parking space shall not thereafter be reduced or encroached upon in any manner.
- (3) <u>Provision of Parking Spaces for Separate Uses</u>. The required number of parking spaces for any number of separate uses may be combined in one (1) lot, but the required space assigned to a use may not be assigned to another use at the same time. However, the portion of the lot required for a use whose peak attendance

- will be at night or on a particular day of the week may be assigned to a use which will be closed during said peak attendance times. The Code Enforcement Officer shall have the authority to modify the minimum parking space requirements under this Article when such uses propose appropriate alternative Shared Parking arrangements.
- (4) <u>No Reduction of Off-Street Parking Areas.</u> Areas reserved for off-street parking shall not be reduced in area or changed to any other use unless the permitted use that it serves is discontinued or modified, and all requirements hereof continue to be met.
- (5) <u>Pre-Existing Parking.</u> Off-street parking existing on the effective date of this Ordinance serving an existing building or use shall not be reduced to an amount less than required herein for a similar new building or use.
- (6) <u>Alteration of Existing Commercial Buildings.</u> Any commercial building existing on the effective date of this Ordinance may be enlarged up to ten percent (10%) of gross commercial floor area without increasing existing off-street parking spaces.
- (7) <u>Change of Use.</u> In the case of an existing structure changing use, off-street parking requirements applicable to the new use must be provided, unless a variance is obtained in accordance with Section 1430.
- (8) <u>Emergency Vehicles.</u> Parking shall not obstruct Emergency Vehicles from access to buildings.
- (9) <u>Handicap Parking Access.</u> Handicap Parking Access shall be provided as required by the Americans with Disabilities Act. The parking requirements for disabled individuals are defined in the Federal Register, 28 CFR part 36, Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities; Final Rule dated July 26, 1991.
- (10) <u>Parking Space and Aisle Dimensions.</u> The following diagrams specify the required space and aisle dimensions for the situation depicted. Alternate configurations in conformity with the spirit of these regulations may be authorized by the Code Enforcement Officer.
- (11) <u>Central Business District Exemption.</u> Because the pedestrian nature and emphasis upon the downtown area, the presence of ample on street and public lot parking, and the allowance of commercial garages within the district, new buildings and uses within the CBD with the exceptions itemized herein are exempt from the requirements of Section 520.3; however, if parking is provided, all the provisions of Section 520.4 must be met.
- (112) Shared parking arrangements are encouraged and may be approved administratively by the Code Enforcement Officer to satisfy up to 35% of the required parking facilities under Section 520.3.
- (123) On-street parking is encouraged in all areas of the City and may be permitted upon approval by the Code Enforcement Officer and the Director of the Street Department in unique circumstances when off-street parking in not feasible or beneficial to the proposed use.
- Section 570: Amend language for the CBD lot coverage exemption as a reference to requiring a Certificate of Appropriateness in the new CBD overlay district section. Remove the lot coverage exemption requirement for new development projects to be relocated to the new CBD overlay district section.

Section 570 Lot Coverage.

In an effort to maintain the rural character of the City of Monroe and to help protect the environment against the effects of erosion and sedimentation, and to maintain the benefits derived from watershed areas and groundwater recharge areas and from unique characteristics such as an established tree canopy, civic greenspaces, and landscaping enhancements, it is hereby determined that the maximum impervious lot coverage shall be 60% of the total site area in all zoning districts except the geographically small area of the City designated as CBD Downtown Commercial Overlay as permitted with a Certificate of Appropriateness pursuant to Section 646.5. Recognizing that redevelopment of existing properties offers unique challenges to site planning, particularly for smaller sites, alternative methods to address lot coverage are permissible for existing sites as outlined below with no more that 60% under any circumstance.

<u>570.1 New Development Projects:</u> Lot coverage by impervious surfaces shall not exceed sixty percent (60%) in all zoning districts. <u>except CBD Downtown Commercial</u>. In the CBD zoning district zero lot lines are permitted to continue the existing building pattern. To encourage traditional zero lot line construction, there is no restriction on lot coverage for sites in the CBD zoning district.

570.2 Expansion Projects

- (1) <u>Definition.</u> An expansion project is defined as any project in which the existing structure is increased by no more than 50% of its existing ground floor area of that which exists at the time of this Ordinance *or* the total impervious area is not increased by more than 50% of that which exists at the time of this Ordinance. Any increase above 50% shall be treated as a new development project and the site shall be designed with no more than 60% impervious area.
- (2) <u>Application of Guidelines.</u> Expansion projects shall in no circumstance increase the overall lot coverage area greater than 75% impervious surface area.

570.3 Redevelopment Projects

- (1) <u>Definition.</u> A redevelopment is defined as any project in which an existing building or structure is demolished by more than 50% or total area of impervious surface is reduced by 50% or more.
- (2) <u>Application of Guidelines.</u> Due to their lesser impact as a result of smaller size lots less than 3 acres in total area may be redeveloped with a maximum impervious surface area of 75% of the total lot area.

570.4 Alternatives to and Mitigation of Impervious Surfaces. The Code Enforcement Officer shall establish a list of recommended alternatives to impervious surfaces and shall make the same available upon request. Additionally, the Code Enforcement Officer shall establish a list of recommended mitigating products and practices to alleviate excessive lot coverage impact. No request for a Variance to the provisions of this Section shall be considered by the Mayor and Council pursuant to Section 1430 until the Code Enforcement Officer has certified that all reasonable efforts have been taken by the Owner or Occupant to utilize alternative pervious surface products. Further, any grant of a Variance to the maximum lot coverage requirements under this Section must include utilization of proper mitigation products and practices on the subject lot as recommended by the Code Enforcement Officer.

Section 620: Amend language to remove the CBD as a commercial zoning district. Amend the commercial zoning district land use table to remove the CBD column heading. Renumber sections. Update table notes to refer to the CBD as an overlay district.

Section 620 Commercial Districts: P, CBD, B-1, B-2, B-3.

The commercial zoning districts include: Professional / Office / Institutional District (P), Downtown Commercial District (B-1), General Commercial District (B-2), and Highway Business District (B-3).

<u>620.1 General Provisions.</u> In these commercial zoning districts, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

620.2 Specific Intent and Purpose.

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
 - (a) provide appropriately located areas for a full range of professional, office, institutional, service, and retail business needed by residents of, and visitors to, the City and region;
 - (b) strengthen the city's economic base, protect small businesses that serve city residents, and promote the sustained stability of commercial areas;

- (c) create suitable environments for various types of business and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
- (d) minimize the impact of commercial development on adjacent residential districts;
- (e) minimize the impact of industrial development on adjacent commercial districts;
- (f) ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
- (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial buildings and uses; and,
- (i) provide sites for compatible public uses which complement commercial development; and,
- (j) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.
- (2) The unique specific purposes of each commercial zoning district are as follows:
 - (a) <u>Professional / Office/Institutional District (P).</u>

To provide for areas where certain professional, office, and service commercial uses can coexist with compatible residential uses without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to the business and activity center of the City thus reinforcing the highly pedestrian character of the historic downtown areas of the city; to encourage development (and redevelopment of non-conforming buildings and sites) which contributes to the small town architecture; to encourage non-linear development with shared parking, amenities, and access; and, to establish a transitional area to buffer surrounding residential neighborhoods from the highly active downtown center.

(b) <u>Downtown-Commercial-District-(CBD).</u>

To recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.

(be) Neighborhood Commercial District (B-1).

To provide for limited commercial uses in proximity to surrounding neighborhoods; to foster the retailing of goods and furnishing of selected services while protecting nearby residential properties from possible adverse effects; to encourage development and redevelopment of these areas as neighborhood convenience centers, thus not encompassing a full range of business activities but rather those which serve the needs of the immediate neighborhood; and establish a transitional area as a buffer between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development.

(cd) General Commercial District (B-2).

To provide for a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of odor, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays.

(de) Highway Business District (B-3).

To provide an area for commercial establishments that normally depend on the traveling or commuting public for business and that generally offer extended hours of service; to allow the development of uses that usually involve larger vehicles transporting goods and servicing both commercial and industrial areas, the sales of motor vehicles and heavy equipment, and warehouse and commercial storage uses; to collect and consolidate such uses primarily on state and federal highway intersections; and to minimize strip development along streets and roadways; and to provide adequate areas for those commercial activities that generally offer extended business hours beyond the typical 8 a.m. -6 p.m. work schedule and that frequently experience periods of higher traffic volume.

620.3 Commercial Land Use Regulations (P,CBD, B-1, B-2, B-3). The commercial zoning districts referenced below correspond to the districts listed in Section 620 and intent statements in Section 620.2. In *Table 57 -Commercial Zoning District Land Use Regulations*, the letter "P" designates use classifications permitted in commercial zoning districts. The letter "C" designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter "X" designates use classifications prohibited. References listed under "see section" reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

<u>Section 620.3 Table 57— Commercial Zoning District Land Use Regulations</u>
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY		DIST	RICT			REFERENCE
Principal Use*	Р	CBD	B1	B2	В3	See Section or Note
(unless noted as an accessory use)						
Accessory building and uses						
accessory apartments	Р	₽	Р	Р	Р	See RESIDENTIAL
accessory dwelling units	С	₽	С	Х	Х	See RESIDENTIAL
bed and breakfasts	С	€	Р	Р	Р	Code § 22: 146-225
fuel dispensary, pump, island and/or canopy	Х	€	С	Р	Р	Note (1)
home occupations	Р	₽	Р	Р	Р	See § 1000.3
home office	Р	₽	Р	Х	Х	
residential business	Р	₽	Р	Х	Р	See § 1000.3
outdoor storage	Х	X	Х	Х	Р	
outdoor display	Х	₽	Х	Х	Х	
sidewalk amenities	Х	₽	Х	Х	Х	See § 1000.6
structures – general	Р	₽	Р	Р	Р	See § 1000.1
temporary structures	Р	₽	Р	Р	Р	See § 1000.9
uses – general	Р	₽	Р	Р	Р	See § 1000.2
Administrative and information service facilities						
administrative offices/processing center	Р	₽	Р	Р	Р	
call/telecommunications center	Р	₽	Р	Р	Р	
data processing/programming facilities	Р	₽	Р	Р	Р	
Agricultural uses						
timber harvesting	Х	X	Х	Х	Р	
Alcohol and beverage stores, retail						
beer and wine	Х	€	С	Р	Р	

		1	1			
Amusements and Entertainment		.,	.,	.,		
adult entertainment establishment	Х	X	X	X	X	Note (19)
archery range or firing range	X	×	X	X	P	See §1031
game center	Х	P	Р	Р	P	
miniature golf, outdoor	Х	X	Х	Х	С	
play centers, skating rink, bowling alley	Х	X	Х	Х	Р	
theaters	Х	₽	Х	Х	Р	
theaters, outdoor	Х	€	С	С	С	
Animal facilities and services						
clinics and specialty services	Х	X	Х	Р	Р	Note(4)
hospitals, lodging, and shelters	Х	X	Х	X	Р	Note(4)
animal/pet supply stores, retail (excluding pet						
sales)	Х	₽	Р	Р	Р	
animal/pet supply stores (including pets sales)	Х	X	Х	Р	Р	
Antique, curio, and/or collectible shops	Р	₽	Р	Р	Р	
Apparel stores-clothing and accessories, retail						
bridal, vintage, consignment, and rental	Х	P	Р	Р	Р	
new	Х	₽	Р	Р	Р	
secondhand and/or thrift	Х	₽	Р	Р	Р	
shoe repair, service	Х	₽	Р	Р	Р	
tailoring and/or dressmaking, service	Х	₽	Р	Р	Р	
Arts, Crafts, and Hobbies						
Art, craft and/or hobby supply stores, retail	Х	P	Р	Р	Р	
Art gallery or shop, retail	Х	₽	Р	Р	Р	
Art studios	Р	₽	Р	Р	Р	
Craftsman studios	Р	₽	Р	Р	Р	
Audio/video/computer equipment						
supply stores, rental and/or repairs	Х	₽	Р	Р	Р	
supply stores, retail	Х	₽	Р	Р	Р	
Beauty shops, services						
barber, hairdresser, and/or stylist shops	Р	₽	Р	Р	Р	
beauty supply, retail	P	₽	P	Р	Р	
beauty/health spas	Х	₽	P	Р	Р	
manicure establishment	Х	₽	P	Р	Р	
tanning centers	Х	₽	Р	Р	Р	
Book, news, magazine stores, retail	Х	P	Р	Р	Р	
Building, construction and special trade facilities						Note(5)
contractor and developer offices	Х	₽	P	Р	Р	
contractor/developer offices with facilities	X	×	X	X	P	
contractor/developer office center	X	×	X	X	P .	Note(6)
landscape/irrigation service	X	×	X	X	P.	11300(0)
timber harvesting service	X	×	X	X	P .	
tree surgery service	X	×	X	X	P.	
building supply store, wholesale	X	×	X	X	P	Note(10)
Catering establishments, retail and rental	P	P	P	P	P	
Child-care facilities	•	•	<u>'</u>	<u> </u>	<u> </u>	
child-care, center	С	E	Х	Р	Р	
child-care, home	C	E	X	Р	Р	
Principal Use*	P	CBD	B1	B2	B3	See Section or Note
(unless noted as an accessory use)	'	200	בט	52	53	See Section of Note
(unless noted as an accessory use)						

Churches						
community	P	P	P	Р	P	
megachurch	P	P.	P	P	P	
neighborhood	P	P.	P	P	P	
_		•	·			
Collection Agency	Р	₽	Р	Р	Р	
Community associations/clubs-civic and private	Р	Þ	Р	Р	Р	
Confectionery and dessert shops, retail	X	Þ	Р	Р	Р	
Copy and blueprint shops	Р	₽	Р	Р	Р	
Department/discount department stores, retail	Х	Þ	Р	Р	Р	
Detective agency	Р	Þ	Р	Р	Р	
Distribution and storage facilities						
warehouse, self-service (mini)	Х	×	Х	Х	Р	
warehouse	X	×	Х	Х	Р	
Drug stores, retail	Р	Þ	Р	Р	Р	
Educational facilities						
schools-private, public, parochial	С	€	С	С	С	
school programs-day-, pre-, post-	c	E	C	C	C	
small scale instruction	C	P	P	P	P	
studios for work or teaching of fine arts,				•		
photography, music, drama, dance, martial	С	P	P	P	Р	
arts		·				
Fabric and notion shops, retail	Х	P	Р	Р	Р	
Financial institutions-banks, savings/loans						
With/without drive-thru window	Р	₽	Р	Р	Р	
Automatic teller machine only	Р	Þ	Р	Р	Р	
Florist and plant shops, retail	Х	Þ	Р	Р	Р	
Funeral and interment establishments						
cemeteries and memorial cemeteries	Х	X	Х	Х	С	See §1020
gravestone and burial vault, sales and	Х	X	Х	Х	Р	Note (10)
storage undertaking, mortuary, and/or	Х	X	Х	С	Р	
funeral home						
Gift, card, and stationary shops, retail	X	P	Р	Р	Р	
Grocers, retail						
convenience food stores	Х	₽	Р	Р	Р	Note(12)
delicatessens, bakery, specialty	Х	₽	Р	Р	Р	Note(12)
grocers farmers market	Х	₽	Х	Х	Х	Note(7)
grocery markets	Х	₽	Р	Р	Р	Note(12)
health food	Х	₽	Р	Р	Р	Note(12)
stores						
Healthcare, service-dental, medical, optometry,						
psychiatric, chiropractic					1	
clinics (day services only)	Р	P	Р	Р	Р	
convalescent care, nursing, rest homes	Р	X	Р	Р	Р	
hospitals and laboratories	Р	X	Х	Р	Р	
person care homes, family	Х	X	Р	Р	Р	Note(20)
personal care homes, group	С	€	Р	Р	Р	
personal care homes,	С	E	С	Р	Р	
congregate private offices	Р	P	Р	Р	Р	
sanitariums and mental institutions	X	X	Х	Χ	Р	

Interior design and decorating establishments						
china, clock, frame, and/or rug shops,	Х	₽	Р	Р	Р	
retail floor covering, retail and service	Х	₽	Р	Р	Р	
furniture and furnishings stores,	Х	₽	Р	Р	Р	
retail hardware and paint stores,	Х	P	Р	Р	Р	
retail kitchen supply stores, retail	Х	₽	Р	Р	Р	
kitchen supply stores, rental	Х	P	Р	Р	Р	
linen and drapery, retail and service	Х	P	Р	Р	Р	
wallpaper, retail and service	Х	₽	P	P	P	
Jewelry stores, retail	Х	P	Р	Р	Р	
Laundry and/or dry cleaning establishments						
drop and pick up	Х	P	Р	Р	Р	
stations full-service	X	×	P	P	P	
self-service, public	X	×	c .	Р	Р	
Sen service, public				•	•	
Lawn and garden establishments						
supply and equipment, retail and rental	Х	×	С	Р	Р	Note(10)
greenhouse and plant nursery,	Х	X	С	С	Р	See § 1000.5
Lodging						
bed and breakfast inns	С	P	С	Р	Р	
hotels	Х	P	С	Р	Р	
inns	Х	P	С	Р	Р	
motels	Х	X	Х	С	Р	
Mercantile and dry good stores, retail	Х	₽	Р	Р	Р	
Media facilities, print and electronic						
film and internet production offices	Р	P	Р	Р	Р	
newspapers offices	Х	P	Р	Р	Р	
publishing and printing establishments	X	P	P	P	P	
Motor vehicles and equipment						
>passenger vehicles and small engine equipment						Note(14
body repair and painting	Х	X	х	Х	Р) Note
car wash, service or self-service	Х	X	P	P	P	(8)
fuel sales	X	E	P	P	P	(-)
general service/installation of parts/access.	X	E	P	P	P	
new or used, sales and rental	X	×	X	C	P .	
light duty trailer sales, new-accessory use	X	×	X	c	P .	Note(8)
parts/accessories,	X	P	P	P	P	Note(10)
sales tires, sales	X	×	C	c	P	Note
vehicle storage yard welding	X	×	X	X	P .	(13)
and fabrication wrecker	X	×	X	X	P	(13)
and/or towing service	X	×	X	X	P	Note
>heavy trucks, RVs and other heavy	^	*	^	^	F	(10)
equipment	Х	×	Х	х	Р	Note(8)
body repair and painting	X	×	X	X	P	Note (8)
fueling station	X	×	X	X	P	Note (8)
general service/installation of parts/access.	X	×	X	X	P	Note(13)
new or used, sales and	X	×	X	X	P	14010(0)
rental	X	×	X	X	P	Note(8)
parts/accessories/tires,	X	X	X	X	X	Note(8)
sales	X	X	X	X	X	Note(3)
Saics	Λ.	*		۸	۸	14016(13

LAND USE CATEGORY	D	ISTRICT				REFERENCE
Principal Use* (unless noted as an accessory use)	Р	CBD	В	B2	В3	See Section or Note
Musical instrument shop, retail	Х	P	Р	Р	Р	
Office Parks						
medical office parks	Х	X	Р	Х	Р	
professional office parks	Р	X	Р	Х	Р	
Office supply stores, retail	Р	Þ	Р	Р	Р	
Optical supply stores, retail	Р	Þ	Р	Р	Р	
Parking, commercial-primary use						
garages	Р	₽	Р	Р	Р	Note(10)
lots	Х	×	Х	Х	Р	See § 520
Parks and Recreation						
campgrounds	Х	X	Х	Х	Х	
health/fitness center	Х	×	Р	Р	Р	Note(17), Note(18)
gymnasium	Х	×	С	С	Р	Note(17)
neighborhood activity center-accessory use	Р	₽	Р	Р	Р	
parks, active	Х	E	Р	Р	Р	
parks, passive	Р	₽	Р	Р	Р	
Photography						
supply and processing stores, sales/service	Х	P	Р	Р	Р	
portrait studio	Р	P	Р	Р	Р	
Professional offices	Р	₽	Р	Р	Р	Note(9)
Public buildings						
government offices, libraries, museums	Р	₽	Р	Р	Р	
convention hall, community center	Р	P	Р	Р	Р	
Recreational equipment stores, repair and						
Rental	Х	X	Χ	Р	Р	Note(10)
Recreational equipment/supply stores, retail	Х	₽	Χ	Р	Р	Notes(10) & (13)
RESIDENTIAL:						
accessory apartments	Р	₽	Р	С	С	See:§1000.8
accessory dwellings	Р	₽	Р	С	С	See: §1000.8
apartment buildings	С	€	С	С	С	
apartment houses	С	₽	Х	Х	Х	
lofts	Р	₽	Р	Р	Р	
single-family dwellings	Р	₽	Р	Р	Р	
two-family dwelling/duplex	Х	×	Х	Х	Х	
townhouses	С	E	С	С	С	
Restaurant						Note(11)
restaurant/café, grill, lunch counter	Х	₽	Р	Р	Р	
with drive-in or drive-through service	Х	E	Х	Х	Р	Note(17)
with walk-up or walk-away service	Х	€	Χ	Х	Р	

Sales and Service Facilities						
appliance stores (small and large), retail, rental,	Х	X	Р	Р	Р	Note(2),(3)&(6)
rental, and/or repairs	Χ	×	Р	Р	Р	
building supply, retail	Х	X	Х	Х	Р	
equipment(small and large), service and rental	Χ	×	Р	Р	Р	Note(2)
equipment(office), service and rental	Х	₽	Х	Р	Р	
fuel sales-liquid, wholesale and sale	Χ	×	Х	Х	Х	Note(16)
funeral and interment establishments,	Х	X	Х	Х	Р	
wholesale and storage janitorial						
cleaning services janitorial/cleaning supply	Х	X	Х	Р	Р	
store, wholesale lawn and garden supply,	Х	X	Х	Р	Р	
wholesale locksmith shop, service	Χ	×	Х	Х	Р	Note(13)
	Х	₽	Χ	Р	Р	

LAND USE CATEGORY	D	ISTRICT				REFERENCE
Principal Use* (unless noted as an accessory use)	Р	CBD	В	В	В3	See Section or Note
Sales and Service Facilities (continued)						
manufactured home sale lots	Х	×	Χ	Х	Х	
pawn shop and pawnbrokers	Х	×	Χ	Х	Р	
pest control services	Х	×	Χ	Х	Р	
print and publication shops	Х	×	Χ	Х	Р	
scrap hauling service	Х	X	Χ	Х	Х	
sewer and septic tank service	Х	×	Χ	Х	Х	
vending supply and service	Х	×	Χ	Х	Х	
Shipping, packaging, and delivery establishments						
non-freight business	Х	×	Χ	Х	Р	
Shopping Centers	Х	×	Χ	Х	Р	
Telecommunications facilities						
mobile telephones/paging, retail and service	Х	P	Р	Р	Р	
satellite dishes, retail	Х	X	Р	Р	Р	
Temporary buildings	Р	Þ	Р	Р	Р	See §1000.9
Toy, variety, novelty, and dime stores, retail	Х	Þ	Р	Р	Р	
Transportation facilities						
airport	Х	X	Χ	Х	С	
administrative offices/dispatches	Х	×	Χ	Х	Р	
commuter lot	Х	×	Χ	Х	Р	
stations or terminals	Х	×	Χ	Х	Р	
Travel agencies	Р	P	Р	Р	Р	

Utility and area service provider facilities						
emergency management services-fire,						
police, ambulance	Р	₽	Р	Р	Р	
garbage and recycling collection services	Х	X	Х	Х	Х	
landfills, incinerators, and dumps	Х	X	Х	Х	Х	
recycling center	Х	X	Х	Х	Х	
telecommunications facility, radio and						
television stations	Х	₽	С	С	Р	
telecommunications facility, tower/antenna	Х	X	Х	Х	С	See Article XI
utility administrative office	Х	₽	Х	Х	Р	
utility transformers, substations, and towers	Р	₽	Р	Р	Р	
Vending						
food and beverage, temporary sales	Х	€	Х	Х	Х	
general merchandise, temporary sales	Х	€	Х	Х	Х	
parking, temporary event	Х	₽	Р	Р	Р	
outdoor sales, temporary sales	Х	€	Х	Х	Х	

Notes for Table 7, Section 620.3:

- (*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.
- (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3.
- (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.
- (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
- (4) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (5) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
- (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
- (7) Provided that temporary produce stands are located within the designated area within the CBD <u>Overlay</u>
 District and <u>operated only during the established times set by Council or its designee.</u> operated only during the established times set by Council or its designee.
- (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.
- (10) Provided that such is screened in accordance with Section 550.

- (11) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6
- (12) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.
- (13) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1000, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.
- (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
- (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
- (16) Excludes retails sales of fuels intended for car and light truck vehicle use.
- (17) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department.
- (18) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.
- (19) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.
- (20) Not allowed in B2 located within the CBD Overlay. in CBD.
- Section 645: Revise the Infill Overlay District to include properties zoned R-1, to add a boundary map, to modify the building setbacks, to modify the sidewalk requirement, to modify the tree planting requirement, to merge the dwelling and design sections, and to remove a fence requirement. Renumber affected sections.

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the "IOD District"), is designed to infill parcels within close proximity to the Central Business District Overlay for high density single family detached dwellings to encourage in-town living with a specific focus on walkable communities close to the Central Business District Overlay. Additionally, the IOD is a tool to incentivize infill on existing R1, R1A, R2, and MH zoned parcels. The IOD District design standards contained in this Section are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1, R1A, R2, and MH contained within the overlay district identified in Section 645.2A. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.

645.2A Map.

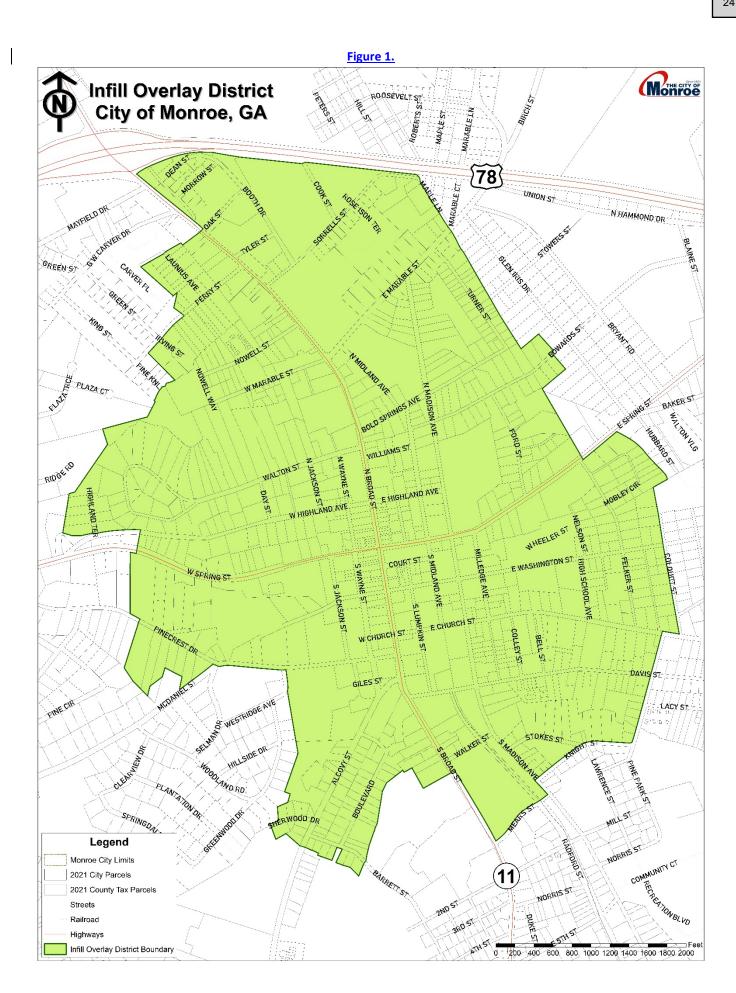
The IOD District shall be allowed on parcels zoned R1, R1A, R2, and MH located within the IOD boundary as shown in Figure 1.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the "IOD District"), is designed to infill parcels within close proximity to the Central Business District for high density single family detached dwellings to encourage in town living with a specific focus on walkable communities close to the Central Business District. Additionally the IOD is a tool to incentivize infill on existing R1A, R2, and MH zoned parcels. The IOD District design standards are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1A, R2, and MH. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The IOD district can only be applied on parcels up to three acres in the aggregate that are zoned R1A. IOD District projects greater than three acres can be only be applied to parcels zoned R2 and MH. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific historic structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.



645.3 Permitted Uses.

Within an IOD development the following uses are permitted:

(1) Single-family detached dwellings.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.
- (2) See Table 79 for lot dimensional requirements.

<u>Infill Overlay District (IOD) Dimensional Requirements</u> <u>Table 7</u>				
Lot area, minimum	<u>4,000 sf</u>			
Lot density, maximum	<u>10.0 upa</u>			
Lot coverage, max	<u>50%</u>			
Lot width, min at building line	<u>50 ft.</u>			
Lot frontage, min	<u>50 ft.</u>			
Lot depth, min.	<u>80 ft.</u>			
Setback, front yard (minimum)	<u>10 ft.</u>			
Setback, side yard (minimum)	<u>5 ft.</u>			
Setback, rear yard (minimum)	<u>20 ft.</u>			
Building height, maximum	<u>35 ft.</u>			
Building area, minimum square footage	<u>1,300 sf</u>			
Building width, minimum	<u>24 ft.</u>			

Infill Overlay District (IOD) Dimensional Requirements				
	Table 9			
Lot area, minimum	4,000 sf			
Lot density, maximum	10.0 upa			
Lot coverage, max				
Lot width, min at building line	50 ft			
Lot frontage, min	——————————————————————————————————————			
Lot depth, min.	80 ft.			
Setback, front yard (minimum)	10 ft.			

Setback, side yard (minimum)	6 ft.	
Setback, rear yard (minimum)	20 ft	
Building height, maximum	35 ft.	
Building area, minimum	1,300 sf	
Square footage		
Building width, minimum	24 ft.	

645.4 Density; Open Space; Set Back; Parking Requirements.

(1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.

645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements.

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited.
- (4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded five (5) four (4) foot sidewalks on all streets.
- (8) Two (2) Overstory Trees (2.5" caliper) shall be planted per lot. Existing overstory trees on a lot may be counted towards this requirement. Four (4) Overstory Trees (2.5"caliper) shall be planted per lot. With two trees to be planted 2' inside the Right of Way 40' on center or variable distances to conform to unique site conditions, however, they must be more or less evenly distributed across the front lot line.
- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.

645.6 Design Specifications;

All IOD developments shall conform to the following minimum design standards:

- (11) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (12) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
- (13) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (14) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (15) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (16) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (17) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.

- (18) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (19) All roof overhangs shall be a minimum of 12 inches.
- (10) No chain link fencing of any type shall be permitted in an IOD development.
- (2011) All utilities serving the IOD development and its dwelling units shall be underground.
- (2112) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.67 Roads and Streets Connectivity.

Roads and streets shall comply with all existing development regulations. IOD developments over 30 units shall have multiple existing street connectivity. At a minimum two ingress and egress streets shall provide access through the development. All IOD developments shall provide for 16 foot wide rear loaded paved alleys where possible. Shared driveways with side facing or rear loaded garages may be utilized when rear loaded alleys are not possible due to the unique characteristics of topography or parcel shaping or size. Garages must always be located in the third layer, which is defined as that area no less than 20 feet behind the front leading edge of the front façade of the dwelling, of all parcels in the IOD development, unless prohibited by the unique characteristics of topography or parcel shaping or size.

645.78 Homeowner Association.

A homeowner's association shall be established for IOD developments that exceed thirty (30) dwelling units. Membership shall be automatic and mandatory for all lot owners in the subdivision and their successors. The homeowner's association shall have the power to file liens to collect dues and assessments. The homeowner association shall be formed under the provisions of O.C.G.A § 44-3-220 et seq. (the "Georgia Property Owners' Association Act"). Documentation organizing the homeowner's association shall be provided to the City's Attorney's Office for review in conjunction with the submittal of the draft open space management plan. Approval of the organizing documentation must be received prior to final plat approval.

Section 646: Add new section for the CBD overlay district. Add intent and purpose of the CBD overlay district. Add table of permitted uses in the CBD Overlay District. Add procedure for obtaining a Certificate of Appropriateness. Add special design standards and exceptions for the CBD overlay district.

Section 646 Central Business District Overlay (CBD).

646.1 Intent and Purpose.

The Central Business District Overlay is intended to recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.

<u>646.2 Overlay District.</u> The Central Business Overlay District is superimposed over existing zoning districts. The special requirements of this district shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the Central Business Overlay District are those permitted in the underlying zoning districts unless otherwise modified herein below in Table 8.

<u>646.3 Permitted Uses.</u> Uses permitted in the CBD Overlay are outlined below. In *Table 8 - Central Business District Overlay (CBD)*, the letter "P" designates use classifications permitted in CBD only. The letter "C" designates use

classifications allowed by approval of a conditional use permit, see Section 1425. The letter "X" designates use classifications prohibited in the CBD Overlay.

<u>Section 646.3 Table 8 – Central Business District Overlay (CBD)</u> [P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	
Principal Use*	CBD
(unless noted as an accessory use)	Overlay
Accessory building and uses	
accessory apartments	Р
accessory dwelling units	Р
bed and breakfasts	С
fuel dispensary, pump, island and/or canopy	С
home occupations	Р
home office	Р
residential business	Р
outdoor storage	X
outdoor display	Р
sidewalk amenities	Р
structures – general	Р
temporary structures	Р
uses – general	Р
Administrative and information service facilities	
administrative offices/processing center	Р
call/telecommunications center	Р
data processing/programming facilities	Р
Agricultural uses	
timber harvesting	X
Alcohol and beverage stores, retail	
beer and wine	С
Amusements and Entertainment	
adult entertainment establishment	X
archery range or firing range	X
game center	Р
miniature golf, outdoor	X
play centers, skating rink, bowling alley	X
theaters	Р
theaters, outdoor	С
Animal facilities and services	
clinics and specialty services	X
hospitals, lodging, and shelters	X
animal/pet supply stores, retail (excluding pet	
sales)	Р
animal/pet supply stores (including pets sales)	X
Antique, curio, and/or collectible shops	Р

	ı
Apparel stores-clothing and accessories, retail	
bridal, vintage, consignment, and rental	Р
new	Р
secondhand and/or thrift	Р
shoe repair, service	Р
tailoring and/or dressmaking, service	Р
Arts, Crafts, and Hobbies	
Art, craft and/or hobby supply stores, retail	Р
Art gallery or shop, retail	Р
Art studios	Р
Craftsman studios	Р
Audio/video/computer equipment	
supply stores, rental and/or repairs	Р
supply stores, retail	Р
Beauty shops, services	
barber, hairdresser, and/or stylist shops	Р
beauty supply, retail	Р
beauty/health spas	Р
manicure establishment	Р
tanning centers	P
Book, news, magazine stores, retail	Р
Building, construction and special trade facilities	
contractor and developer offices	Р
contractor/developer offices with facilities	X
contractor/developer office center	X
landscape/irrigation service	X
timber harvesting service	X
tree surgery service	X
building supply store, wholesale	X
Catering establishments, retail and rental	Р
Child-care facilities	
child-care, center	С
child-care, home	С
Principal Use*	CBD
(unless noted as an accessory use)	
Churches	
community	Р
megachurch	P
neighborhood	Р
Collection Agency	Р
Community associations/clubs-civic and private	Р
Confectionery and dessert shops, retail	Р
Copy and blueprint shops	Р
Department/discount department stores, retail	Р
Detective agency	Р
Distribution and storage facilities	
warehouse, self-service (mini)	X
warehouse	X
Drug stores, retail	
Diag stores, retail	

Educational facilities	
schools-private, public, parochial	С
school programs-day-, pre-, post-	C
small scale instruction	P
studios for work or teaching of fine arts,	
photography, music, drama, dance, martial	
arts	Р
arts	_
Fabric and notion shops, retail	Р
Financial institutions-banks, savings/loans	
With/without drive-thru window	Р
Automatic teller machine only	Р
Florist and plant shops, retail	Р
Funeral and interment establishments	
cemeteries and memorial cemeteries	X
gravestone and burial vault, sales and storage	X
undertaking, mortuary, and/or funeral home	X
- '	
Gift, card, and stationary shops, retail	P
Grocers, retail	P
convenience food stores	Р
delicatessens, bakery, specialty grocers	Р
farmers market	Р
grocery markets	Р
health food stores	Р
Healthcare, service-dental, medical, optometry,	
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic	
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic clinics (day services only)	P
psychiatric, chiropractic	P X
psychiatric, chiropractic clinics (day services only)	-
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes	X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories	X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family	X X X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group	X X X C
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate	X X X C
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices	X X X C C
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions	X X X C C
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service	X X X C C C P
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail	X X X C C C P X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service	X X X C C P X
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psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, rental	X X X C C P X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service	X X X C C P X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service wallpaper, retail and service	X X X C C P X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service wallpaper, retail and service Jewelry stores, retail	X X X C C P X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service wallpaper, retail and service Jewelry stores, retail Laundry and/or dry cleaning establishments	X X X C C P X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service wallpaper, retail and service Jewelry stores, retail Laundry and/or dry cleaning establishments drop and pick up stations	X X X C C P X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service wallpaper, retail and service Jewelry stores, retail Laundry and/or dry cleaning establishments drop and pick up stations full-service	X X X C C P X P P P P P P X
psychiatric, chiropractic clinics (day services only) convalescent care, nursing, rest homes hospitals and laboratories person care homes, family personal care homes, group personal care homes, congregate private offices sanitariums and mental institutions Interior design and decorating establishments china, clock, frame, and/or rug shops, retail floor covering, retail and service furniture and furnishings stores, retail hardware and paint stores, retail kitchen supply stores, retail kitchen supply stores, rental linen and drapery, retail and service wallpaper, retail and service Jewelry stores, retail Laundry and/or dry cleaning establishments drop and pick up stations	X X X C C P X P P P P P

Lawn and garden establishments	
supply and equipment, retail and rental	X
greenhouse and plant nursery, retail	X
Lodging	
bed and breakfast inns	Р
hotels	Р
inns	Р
motels	X
Mercantile and dry good stores, retail	Р
Media facilities, print and electronic	
film and internet production offices	Р
newspapers offices	Р
publishing and printing establishments	Р
Motor vehicles and equipment	
>passenger vehicles and small engine equipment	
body repair and painting	X
car wash, service or self-service	X
fuel sales	С
general service/installation of parts/access.	С
new or used, sales and rental	X
light duty trailer sales, new-accessory use	X
parts/accessories, sales	Р
tires, sales	X
vehicle storage yard welding	X
and fabrication wrecker and/or	X
towing service	X
>heavy trucks, RVs and other heavy equipment	
body repair and painting	X
fueling station	X
general service/installation of parts/access.	X
new or used, sales and rental	X
parts/accessories/tires, sales	X
truck wash, service or self-service	X
terminal, motor freight	X
truck stop/travel plaza	X

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Musical instrument shop, retail	Р
Office Parks	
medical office parks	X
professional office parks	X
Office supply stores, retail	Р
Optical supply stores, retail	Р
Parking, commercial-primary use	
garages	Р
lots	X

	1
Parks and Recreation	
campgrounds	X
health/fitness center	X
gymnasium	X
neighborhood activity center-accessory use	P
parks, active	С
parks, passive	Р
Photography	
supply and processing stores, sales/service	Р
portrait studio	Р
Professional offices	Р
Public buildings	
government offices, libraries, museums	Р
convention hall, community center	Р
Recreational equipment stores, repair and	
Rental	X
Recreational equipment/supply stores, retail	Р
RESIDENTIAL:	
accessory apartments	Р
accessory dwellings	Р
apartment buildings	С
apartment houses	Р
lofts	Р
single-family dwellings	Р
two-family dwelling/duplex	X
townhouses	С
Restaurant	
restaurant/café, grill, lunch counter	Р
with drive-in or drive-through service	С
with walk-up or walk-away service	C
Sales and Service Facilities	
appliance stores (small and large), retail, rental,	X
rental, and/or repairs	X
building supply, retail	X
equipment(small and large), service and rental	X
equipment(office), service and rental	P
fuel sales-liquid, wholesale and sale	X
funeral and interment establishments,	X
wholesale and storage janitorial cleaning	X
services janitorial/cleaning supply store,	X
wholesale lawn and garden supply,	X
wholesale locksmith shop, service	P
Wholesale lockstiller shop, service	F
	1

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD
	Overlay

Sales and Service Facilities (continued)	
manufactured home sale lots	X
pawn shop and pawnbrokers	X
pest control services	X
print and publication shops	X
scrap hauling service	X
sewer and septic tank service	X
vending supply and service	X
Shipping, packaging, and delivery establishments	
non-freight business	X
Shopping Centers	X
Telecommunications facilities	
mobile telephones/paging, retail and service	Р
satellite dishes, retail	X
Temporary buildings	Р
Toy, variety, novelty, and dime stores, retail	Р
Transportation facilities	
airport	X
administrative offices/dispatches	X
commuter lot	X
stations or terminals	X
Travel agencies	Р
Utility and area service provider facilities	
emergency management services-fire,	
police, ambulance	Р
garbage and recycling collection services	X
landfills, incinerators, and dumps	X
recycling center	X
telecommunications facility, radio and	
television stations	Р
telecommunications facility, tower/antenna	X
utility administrative office	Р
utility transformers, substations, and towers	P
Vending	
food and beverage, temporary sales	С
general merchandise, temporary sales	С
parking, temporary event	Р
outdoor sales, temporary sales	С

<u>646.4 Original Central Business District.</u> All those properties located in the former Central Business District boundary which is defined as an area being bounded on the North by West Highland Avenue, on the West by South Wayne Street, on the South by East Washington Street, and on the East by North and South Midland Avenue shall be considered non-conforming to the extent they exist as of the adoption of this Section and shall be afforded the rights and provisions contained in Section 500 herein.

646.5 Application to Planning Commission for Certificate of Appropriateness

(1) Approval of Alterations or New Construction.

If a property is within the CBD, no building permit shall be issued and no material change in the appearance of such property, or of a structure, site, or work of art within the CBD, shall be made or be permitted to be made by the owner or occupant thereof, unless or until application for a Certificate of Appropriateness ("COA") has been submitted to and approved by the Planning Commission. Any

approved changes shall conform to all the requirements specified in the COA and this Section. Building Permits related to interior changes to existing buildings in the CBD as of the date of this Ordinance are exempt from the requirement of obtaining a COA from the Planning Commission.

(2) Approval of New Construction within the CBD Overlay.

The Planning Commission may issue a COA for new projects and structures constructed within the CBD. These structures shall conform in design, scale and setback, to the requirements specified in Section 646.6 as allowed by the issued COA.

(3) Application Process.

- (a) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Planning Commission per this section and shall be submitted to the Code Enforcement Officer at least forty-five (45) days prior to the Planning Commission's regularly scheduled meeting.
- (b) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than Five Thousand Dollars (\$5,000.00) expense to existing elevations or site plans.

(4) <u>Acceptable Planning Commission Reaction to Applications for COA.</u>

- (a) The Planning Commission shall, after the public hearing described below, approve the application and issue a COA, as presented, or as modified by the Planning Commission with conditions, if it finds that the proposed change(s) in the appearance would not have a substantial adverse effect on the CBD. In making this determination, the Planning Commission shall consider impervious surface, parking, parking islands, green space, signage, trees, landscaping, buffers, lighting, the architectural value and significance, the historical value and significance, architectural style, general design arrangement, texture, and material of the architectural features involved, and the relationship thereof to the exterior architectural style, and appurtenant features of other development and structures in the CBD, all of these considered in the context of the standards set forth below.
- (b) The Planning Commission shall deny a COA, if it finds based on the CBD Guidelines in Section 646.6 that the proposed change(s) would have substantial adverse effects on the CBD or any structure therein.

(5) <u>Public Hearings on Applications for Certificates of Appropriateness, Notices.</u>

Fifteen (15) to Forty-Five (45) days prior to review of a COA by the Planning Commission, the Planning Commission shall inform the owners of any property likely to be affected by reason of the application, and shall give applicant and such owners an opportunity to be heard. Said notice shall be via newspaper advertisement and signage in the same manner as for zoning hearings as outlined in Section 1440. Planning Commission notice, hearings and actions shall be conducted in the same manner as the Planning Commission and Mayor and Council hearings and actions.

(6) <u>Interior Alterations.</u>

In its review of all applications for a COA, the Planning Commission shall not consider interior arrangement or use having no effect on exterior features, safety or utility.

(7) <u>Deadline for Approval or Rejection of Application for COA.</u>

The Planning Commission shall act on an application for a COA within not more than Sixty (60) days after the filing thereof by the applicant, unless such a decision is deferred to a future meeting of the Planning Commission.

(8) Appeal to Mayor and Council; Building Permits.

- (a) Any Applicant aggrieved by a decision of the Planning Commission may appeal said decision to the Council. Said appeal shall be filed in writing with the Code Enforcement Officer within 30 days of the decision of the Planning Commission.
- (b) On appeal, the Council may uphold the decision of the Planning Commission or reject the decision made by the Planning Commission and enter a different decision on the COA if the Council finds that the Planning Commission abused its discretion by acting arbitrarily and/or in violation of constitutional rights in reaching its decision.
- (c) In cases where the application covers matters that would require the issuance of a building permit, the rejection of the application for a COA by the Planning Commission shall be binding upon the Code Enforcement Officer charged with issuing building permits and, in such case, no building permit shall be issued.
- (9) Requirement of Conformance with COA.

Work not in accordance with an issued COA is expressly prohibited.

(10) COA Void if Construction not Commenced.

A COA shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of Appropriateness shall be issued for Eighteen (18) months, at which time they shall expire. A new application must be made and a new COA obtained for any construction or other modification after Eighteen (18) months from the original COA.

(11) Recording of Applications for COA.

The Planning Commission shall keep a public record of all applications for COA, and of minutes of the Planning Commission's proceedings in connection with said applications.

646.6 Special Design Standards and Exceptions for the CBD Overlay

To promote the infill of the CBD Overlay, the following standards and exceptions shall apply to all properties in the CBD for which a COA has been issued pursuant to Section 646.5 hereinabove for the relevant project. When granting a COA, the Planning Commission may specifically waive completely or modify the various requirements outlined herein. If the requirements are not specifically waived or modified, then the requirements under the property's exiting zoning classification shall apply.

- Because of the pedestrian nature of the CBD Overlay, the presence of ample on-street and public
 lot parking, and the allowance of commercial parking garages within the CBD, new buildings and
 uses within the CBD shall not be subject to the off-street parking requirements as required in
 Section 520 of this Ordinance upon the granting of a COA by the Planning Commission allowing
 such reduced or eliminated off-street parking requirements.
- To continue the existing historical building pattern of the CBD Overlay and to encourage traditional
 zero lot line construction throughout the CBD Overlay, the lot coverage restrictions of Section 570
 of this Ordinance shall not apply to property located within the CBD Overlay upon the granting of a
 COA by the Planning Commission allowing such lot coverage proposed.
- 3. To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the dimensional requirements of the underlying zoning district contained in Section 700.2-Table 11 of this Ordinance shall not apply to property located within the CBD Overlay upon the granting of a COA by the Commission allowing different dimensional requirements. Said dimensional requirements shall be consistent with the minimums contained herein in Table 9.

Table 9:

CBD LOT Lot area, min none 100% Lot coverage, max Lot width, min 30 ft. 30 ft. Lot frontage, min **YARD** Setback, front yard 0 ft. Setback, side yard, min 0 ft. Setback, rear yard, min 0 ft. **BUILDING Building height, max** 35 ft. Building ground floor area, min sq footage required 750 sq.ft.

Section 700: Revise Section 700.2 to remove the CBD commercial zoning district dimensional standards. The dimensional standards have been relocated to the new CBD overlay district section.

Section 700 Charts of Dimensional Requirements.

700.2 P, CBD, B-1, B-2 and B-3 Dimensional Requirements: The following table delineates dimensional requirements for the specified commercial zoning districts. For the matrix of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X. For allowed residential uses in commercial zoning districts, the dimensional requirements of the corresponding residential district shall apply.

<u>Section 700.2: Table 12 – Commercial Zoning District Dimensional</u>

Requirements

<u></u>	Cificities				
	P	B1	CBD	B2	В3
LOT					
Lot area, min (1)	7,500	7,500	none	None(7)	None(7)
	sq.ft.	sq.ft.			
Lot coverage, max	50%	50%	100%	60%	60 %
Lot width, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
Lot frontage, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
YARD					
Setback, front yard (2)	25 ft.	25 ft.	0 ft.	25 ft.	35 ft.
Setback, side yard, min (3)	10 ft.	15 ft.	0 ft.	15 ft. (4)	15 ft. (5)
Setback, rear yard, min	20 ft.	20 ft.	0 ft.	20 ft. (4)	20 ft. (5)
BUILDING					
Building height, max (6)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Building ground floor area, min sq footage required	1,000	1,000	750	1,000	2,000
	sq.ft.	sq.ft.	sq. ft.	sq.ft.	sq.ft.

(1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.

- (2) For properties within the HPO or CDO overlay districts, the setback is established by the designated design review board to maintain the established building line along a historic block or design corridor.
- (3) On corner lots that abut a residential district or use, there shall be a side yard equal in depth to the required front yard of the residential district.
- (4) A ten (10) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (5) A twenty-five (25) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (6) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (7) Minimum lot size for single family homes shall comply with the requirements for R1A districts.



To: Planning and Zoning / City Council

From: Patrick Kelley

Department: Planning, Zoning, Code and Development

Date: 05-11-2021

Description: Zoning Map amendment and Adoption

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA Company of Purchase: NA

Recommendation: Staff recommendation is for approval as submitted.

Background: periodic update to the zoning map and changes to reflect Infill Overlay District and Central Business District.

Attachment(s): Proposed Zoning Map and Permit record



City of Monroe 215 N. Broad Street Monroe, GA 30655 (770)207-4674

Plan NO.: ZONE-000107-2021

Plan Type: Rezone

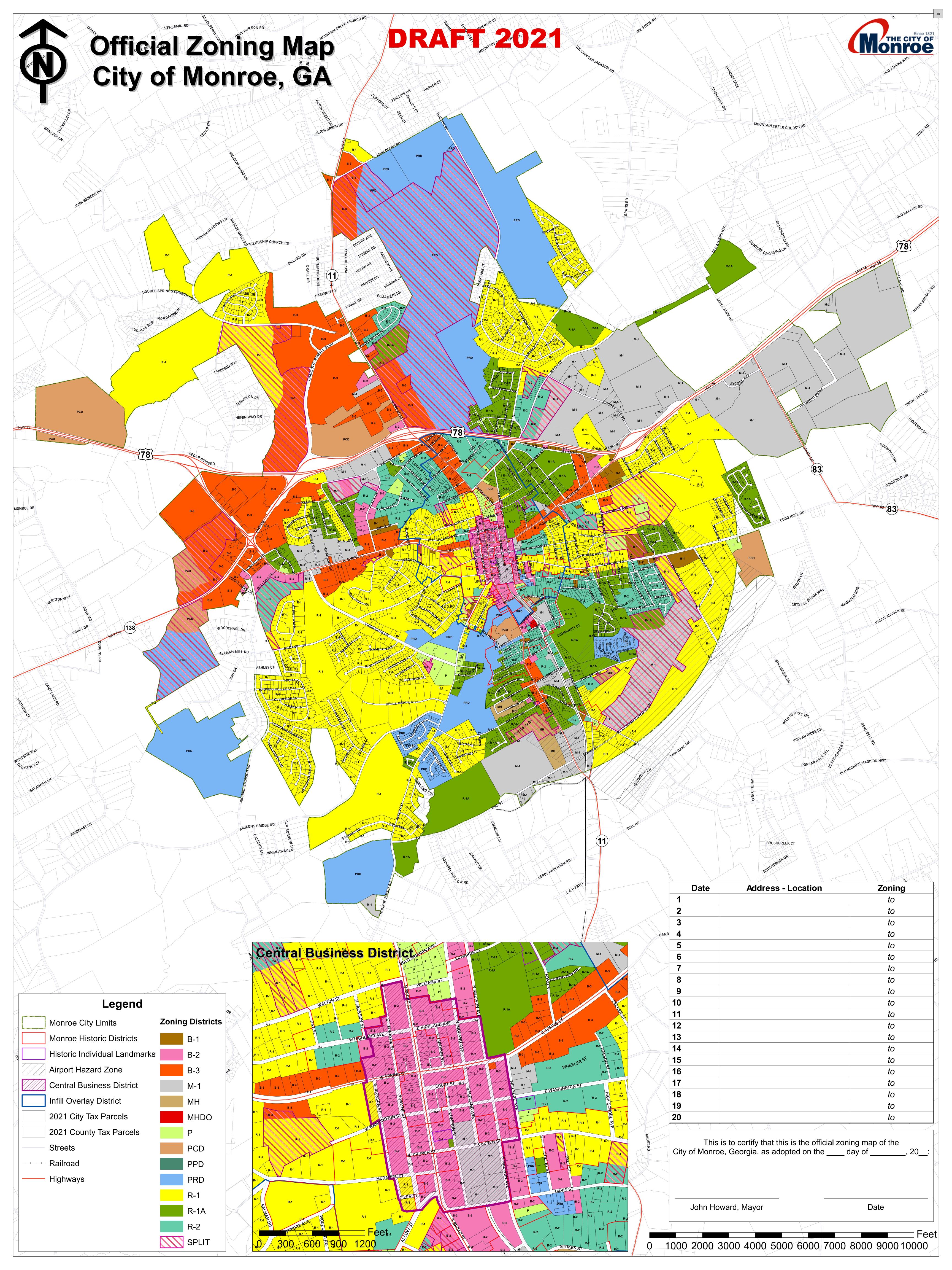
Work Classification: Text/Map Amendment

Plan Status: In Review

Apply Date: 05/11/2021

Expiration:

Location Address	Parcel I	Number	
215 N BROAD ST, MONROE, GA 30655	M014	40026	
Contacts			
City Of Monroe P.O. BOX 1249, Monroe, GA 30655 (770)267-7536	Applicant		
Description: ZONING MAP AMENDMENT		Valuation: \$0.00 Total Sq Feet: 0.00	
Fees Amoun	Payments	Amt Paid	
	Total Fees		
Total:	Amount Due:		
Condition Name Description		Comments	
slebbre albeni		May 11, 2021	
Issued By:		Date	
Plan_Signature_1		Date	
Plan_Signature_2			





To:

Planning and Zoning / City Council

From:

Patrick Kelley

Department:

Planning, Zoning, Code and Development

Date:

04-01-2021

Description:

Certificate of Appropriateness 100 Saratoga Dr.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation:

NA

Budget Available:

NA

Requested Expense:

\$NA

Company of Purchase: NA

Since

Recomm<mark>endation: Staff recommendation is den</mark>ial of COA based on failure to meet design requirements as noted in the staff report.

Background: This request is to develop a strip center. It is pedestrian in appearance in regard to site design and building placement and reflects an unimaginative design reminiscent of typical urban sprawl which our CDO was instituted to eliminate. This project has been anticipated for approximately 2 years+ with the developers having been made fully aware of the CDO and the requirement thereof. This property is not currently recognized as a distinct parcel by the city due to no subdivision plat being submitted for approval and recording.

Attachment(s): Application, staff report and supporting documents

Planning City of Monroe, Georgia

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: PCOM-000095-2021

DATE: March 26, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Ronald Anglin

PROPERTY OWNER: Lifeline Management Group LLC

LOCATION: Northwest corner of N Broad Street and Saratoga Drive – 100 Saratoga Drive

ACREAGE: ±1.610

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Vacant and undeveloped

ACTION REQUESTED: The owner is requesting approval of a Certificate of Appropriateness application in order to allow construction of commercial strip shopping center building.

STAFF RECOMMENDATION: Staff recommends denial of this Certificate of Appropriateness request.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: April 20, 2021

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a commercial strip shopping center building. The proposed building is a typical strip shopping center style building that will have multi-colored brick veneer and glass storefront windows and doors. The proposed building will have 8 tenants.

PROPOSED PROJECT SUMMARY:

- Commercial Strip Shopping Center Building
 - o Total Building Floor Area 9,460 Sf
 - Tenant Spaces 8
 - o Proposed Façade multi-colored brick veneer with glass storefront windows and doors

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "CORRIDOR DESIGN STANDARDS AND GUIDELINES" AS SET FORTH IN SECTION 643A OF THE CITY OF MONROE ZONING ORDINANCE.

643A.1 Site Planning:

The proposed commercial strip shopping center building could be considered a good example of the type of development the Site Planning Requirements in Section 643A.1 of the Zoning Ordinance are attempting to discourage. Section 643A.1(1)(a) states, "Creative site planning alternatives, such as cluster development, reclamation, mixed-use enterprises, planned centers and open space zoning, should be utilized to offer alternatives to linear strip development." As submitted, the proposed strip center layout is a typical suburban multi-tenant strip shopping center that does not reflect a creative site plan alternative. Given the size of the site, multiple buildings located throughout the site in lieu of one, single building could help break up the strip shopping center appearance without a loss in floor area.

The subject property is a lot that was subdivided without approval from the City. Prior to the issuance of any building permits, the developer must have a final plat approved in accordance with Development Regulations.

643A.2 - Architecture:

This proposed façade of the shopping center is multi-colored brick veneer with glass storefront windows and doors. The submitted conceptual elevations of the proposed building contain elements which appear to comply with the architectural requirements under Section 643A.2 of the Zoning Ordinance.

643A.3 - Pavement:

The applicant proposes to construct two entrances into the site. Parking is shown in the front and back of the proposed building. The parking area in the front exceeds the maximum forty-two (42) feet of pavement depth and does not comply with the Area Specific Criteria requirement under Section 643A.3(2) of the Zoning Ordinance. If the site design were modified as described above with multiple buildings, this could be a remedy to enable compliance with this requirement. The amount of parking provided is approximately 120% of the minimum parking spaces required for a retail shopping center.

643A.4 - Landscaping:

The submitted development plans include extensive landscaping which appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance.

643A.5 - Signs:

A signage plan was not included with the development plans. Any signs placed on the building or on the site will require approval of a Certificate of Appropriateness application by the Corridor Commission.

643A.6 - Illumination:

A lighting plan was not included with the development plans. Any lighting added to the site will be required to comply with Illumination requirements for the Corridor Design Standards and Guidelines outlined in Section 643A.6 of the Zoning Ordinance.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends denial of the requested Certificate of Appropriateness application to construct a commercial strip shopping center building. However, if the application is approved, staff does recommend the following conditions:

- 1. The developer shall revise the site development plans to comply with Site Planning requirements outlined in Section 643A.1 of the Zoning Ordinance. The revised site development plans shall also be revised to comply with Pavement requirements under Section 643A.3 of the Zoning Ordinance.
- 2. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of either a master signage plan or for each individual sign.



City of Monroe 215 N. Broad Street Monroe, GA 30655

(770)207-4674

Plan Report

Plan NO.: PCOM-000095-2021

Plan Type: Planning Commission

 ${\it Work\ Classification:}\ {\bf Certificate\ of\ Appropriateness}$

Plan Status: Submitted

Apply Date: 03/17/2021

Expiration:

		. 1	
 ncat	non	ΔA	drace

100 Saratoga Dr, Monroe, GA 30656

Contacts

RONALD ANGLIN

Applicant

4747 STONE MOUNTAIN HWY STE 100, LILBURN, GA 30047

(678)410-9195

smoothie683@gmail.com

Description: Request for COA for New Development - P&Z MTG 4/20/2021 @ 5:30 PM 215 N Broad Street

Valuation:	\$0.00	
Total Sq Feet:	0.00	

Fees	Amount
Planning Commission Regular Meeting (COA)	\$50.00
Total:	\$50.00

Payments	Amt Paid			
Total Fees	\$50.00			
Credit Card	\$50.00			
Amount Due:	\$0.00			

Condition Name

Description

Comments

Debbie Ollenson	March 17, 2021
Issued By: Debbie Adkinson	Date
Plan_Signature_1	Date
Plan_Signature_2	

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 45 through 52 of the Zoning Ordinance.

The following steps must be taken in order to have your proposed change considered by the Planning Commission:

- 1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
- 2. Fill out the application for a COA and turn it in to the Code Office.
- 3. Pay the \$50.00 fee. If you request a "special meeting" at some date or time (other than the 3rd Tuesday of every month), the fee is \$100.00.
- 4. Provide all documentation which will assist the Planning Commission in deciding if your proposed change(s) are in keeping with the Corridor Design Overlay District standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives Planning Commission members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the Planning Commission looks forward to considering your request.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS MONROE PLANNING COMMISSION

Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

	4747 Stone Mountain High	ghway, Suite 100
	Lilburn, GA 30047	
ELEPHONE NUMBER:	678-410-9195	
PROPERTY OWNER:	Lifeline Management Gro	up LLC
OWNER'S ADDRESS:	4747 Stone Mountain Hig	hway, Suite 100
	Lilburn, GA 30047	
ELEPHONE NUMBER:	578-410-9195	
ROJECT ADDRESS:	Broad North Street	AKA: 100 Sarataya D
	Monroe, GA 30655	
rief description of project:	Strip Center with 8 L	Units
Continue on separate sheet.	if necessary.)	
Brief description of project: _		Units

Attach plans, sketches, drawings, and diagrams of the project and detail

the materials that will be used.

Provide such other information that is necessary for the Planning Commission to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the Planning Commission duties include taking into account all aspects of the exterior of the structure.

In its review, the Planning Commission shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

- 1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- 2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
- 3. Exterior construction materials, including textures and patterns.
- 4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
- 5. Roof shapes, forms, and materials;
- 6. Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than fifteen (15) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A "material change in appearance" means a change that will affect either the exterior architectural or environmental features of a corridor property or any structure, site, or work of art within a corridor design overlay district, and may include any one or more of the following:

- A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
- 2. Demolition;
- 3. Commencement of excavation for construction purposes:
- 4. A change in the location of advertising visible from the public right-of-way; and

5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

"Exterior architectural features" means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 210(65)].

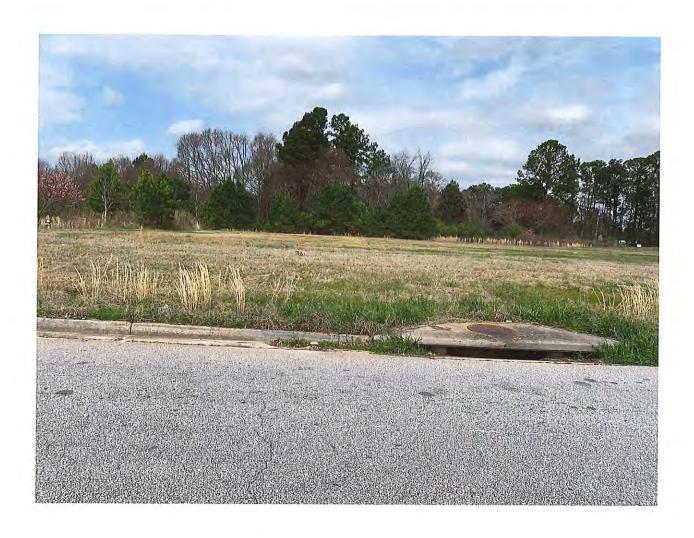
"Landscaping/landscape area" means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar materials. [Sec. 210(86)].

Ordinary maintenance or repair of any exterior architectural feature in or on a corridor property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 643.4(3) (b)]

Applicant

Date: ____3-4-2021

Revised 9/23/19



INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT 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. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

LEGEND

IRON PIN FOUND 1/2" REBAR PIN SET === IPS LL LAND LOT LLL **** LAND LOT LINE

- 500 PROPERTY LINE CENTERLINE BUILDING LINE

R/W RIGHT-OF-WAY SSE SANITARY SEWER EASEMENT

DE DRAINAGE EASEMENT MH 🚳 200 MANHOLE

=== Z@Z CB CATCH BASIN O JB -JUNCTION BOX VHW 222 HEADWALL

\PROJECTS\2020\20174-LD-STEELCO_HWY

III DI -DROP INLET എ ഉല POWER/UTILITY POLE XX FH 7700 FIRE HYDRANT

ΙE ---INVERT ELEVATION FFE jagar. FINISHED FLOOR ELEVATION

BOC 222 BACK OF CURB EDGE OF PAVEMENT EP -_____ _ ___

SANITARY SEWER LINE/PIPE ______ STORM SEWER LINE/PIPE

-x-x-x- = FENCE LINE

FLOOD HAZARD ZONE LINE 0 0 0 0 0 === NOW OR FORMERLY N/F =

POINT OF COMMENCEMENT POB =

POINT OF BEGINNING

PLAT & DEED REFERENCES:

AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION BY THE SURVEYOR, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

SURVEY NOTES:

1.) ALL AREA INCLUDES EASEMENTS WITHIN.

2.) 1/2"REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS. UNLESS OTHERWISE NOTED.

3.) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF RÉGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

5.) ZONING INFORMATION TAKEN FROM CITY OF MONROE & WALTON COUNTY ZONING MAPS

6.) PROPERTY IS NOT LOCATED WITHIN HISTORICAL DISTRICT:

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER, CONNECTED TO THE GGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,154 & AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 1/27/2021.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 296,451 FEET - TRACT ONE & 3,610,450 - TRACT TWO.

HORIZONTAL & VERTICAL DATUM:

STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

HORIZONTAL: NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE, WEST ZONE, VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988.

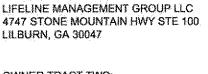
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.

DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL. THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE

FLOOD NOTE:

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13297C0130E, DATED DECEMBER 8, 2016.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.



OWNER TRACT TWO: AYEFOUR DEVELOPMENT INC P O BOX 1936 MONROE, GA 30655

OWNER TRACT ONE:

SURVEYOR

PRECISION PLANNING, INC. 400 PIKE BLVD. LAWRENCEVILLE, GEORGIA 30046 TEL: (770) 338-8000 **CONTACT: DONNY JAMES**

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA."

CHAIRMAN OF CITY OF MONROÉPLANNING COMMISSION

City of Menroe Code enforcement Officer

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DONALD E. JAMES GEORGIA PLS 003450

Planning Inc.

planners - engineers - architects - surveyors

400 Pike Boulevard, Lawrenceville, Ga 30046

770.338.8000 · www.polius

5-12-2

DATE:



Georgia Land Surveying Firm COA # LSF000313

LIFELINE MANAGEMENT

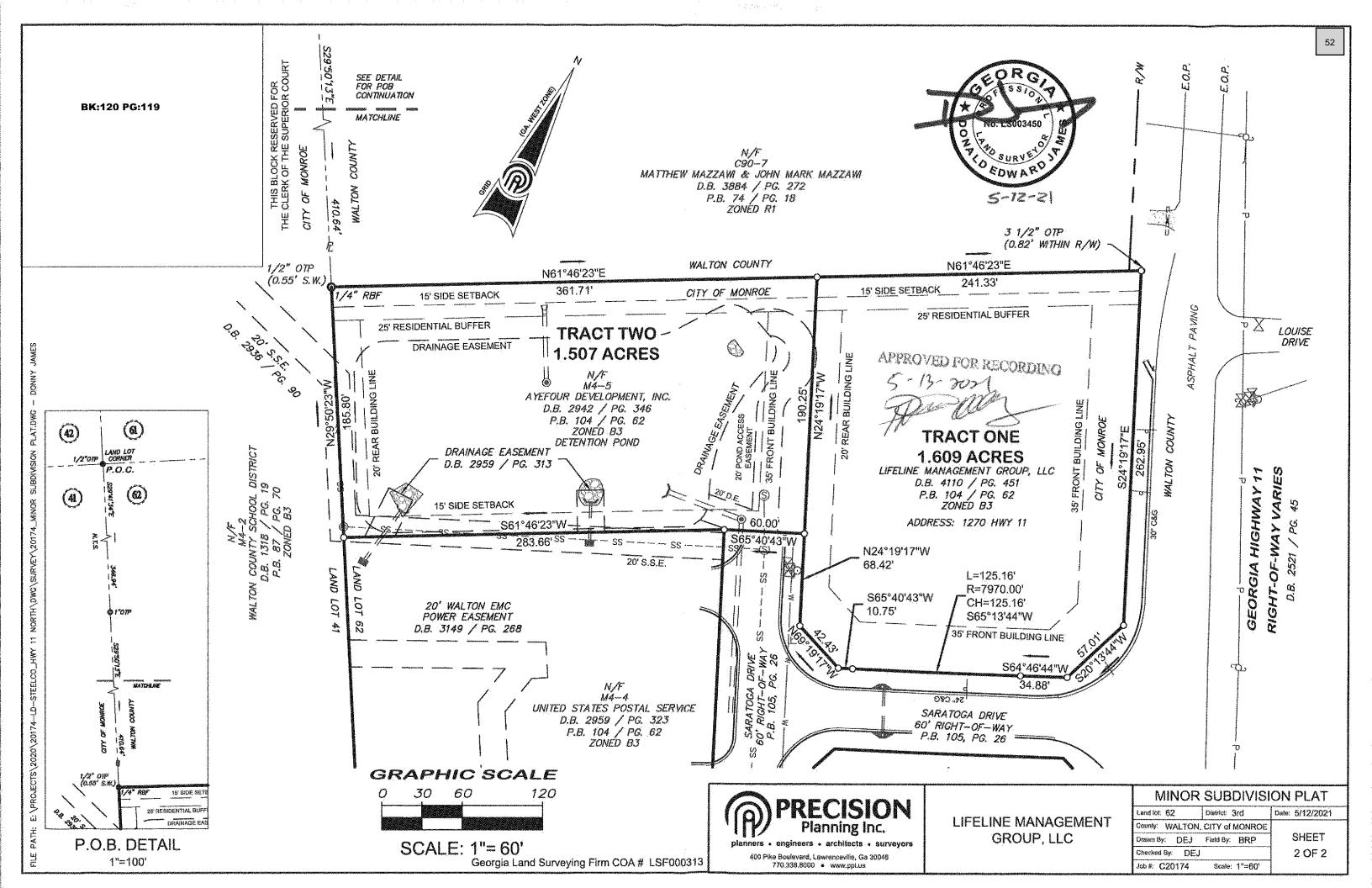
and lot: 62 District: 3rd

Date: 5/12/2021 County: WALTON, CITY of MONROE SHEET Drawn By: DEJ Field By: BRP 1 OF 2

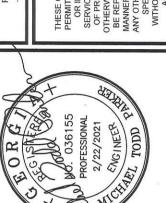
MINOR SUBDIVISION PLAT

GROUP, LLC

Checked By: OEJ Job #: C20174 Scale: 1"=60"



OS RIM=908.62' M0040005 AYEFOUR
DEVELOPMENT, INC.
D.B. 2942, PG. 346
P.B. 104, PG. 62 RIM=912.83' IE OUT=903.43' 18" CMP M0040004 UNITED STATES POSTAL SERVICE D.B. 2959, PG. 323 P.B. 104, PG. 62 RIM=911.51' BBOX=904.26' SWCB RIM=913.54'__ RIM=911.39' 1E IN=905.64" IE IN=900.84'---IE OUT=905.64' IE IN=900.98' IE OUT=900.64' TIE INTO EXISTING CURB & GUTTER 20' POND ACCESS EASEMENT 6' WIDE SIDEWALK-←24" CURB & GUTTER / ASPHALT PAVING-C0900007 ITEM SIX TRUST DWCB RIM=912.07 D.B. 3884, PG. 272 P.B. 74, PG. 18 DUMPSTER PAD AND ENCLOSURE IE IN=906.98'---IE IN=906.57' IE OUT=906.29' PROPOSED PARKING (30 SPACES) 18" RCP DEVELOPMENT SERVICES PERMITTING DISCLAIMER
THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE RIM=915.25'--R25' ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER / DEVELOPER IE OLIT=907.60° / BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH PROPOSED BUILDING MAY BE REQUIRED FOR THIS PROJECT. 172' x 55' (9460 SF) M0040003A00 OSHA DISCLAIMER
CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION FFE= 912.50 WH CAPITAL, LLC DB. 2963, PG. 417 TIE INTO EXISTING (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. PROPER **CURB & GUTTER** SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK ON WETLAND PROTECTION APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY <u>CITY OF MONROE</u> FOR ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLANDS DISTURBANCE. (SEE DETAIL) R4 <u>UTILITY DISCLAIMER</u>
EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL PROPOSED PARKING (14 SPACES) FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE. 35' FRONT BUILDING LINE ASPHALT PAVING-24" CURB & GUTTER NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PLAIN HAZARD AREA M0040005A00 6' WIDE SIDEWALK-LIFELINE MANAGEMENT GROUP, LLC ACCORDING TO FIRM PANEL NO. 13297C0130E, DATED DECEMBER 8, 2016. D.B. 4110, PG. 451 PROPERTY ZONING: B-3 30" C&G **GEORGIA HIGHWAY 11** RIGHT-OF-WAY VARIES D.B. 2521, PG. 45 ASPHALT PAVING





2/22/2021 DATE

OWNER / DEVELOPER

LIFELINE MANAGEMENT GROUP LLC

LILBURN, GA 30047

ENGINEER

CONTACT: PAUL GOURLEY PHONE:678-212-2190

PRECISION PLANNING, INC. 400 PIKE BOULEVARD LAWRENCEVILLE, GA 30046

CONTACT: TODD PARKER PHONE: 770-338-8000

EMAIL: 707TP@PPI.US

4747 STONE MOUNTAIN HWY STE 100

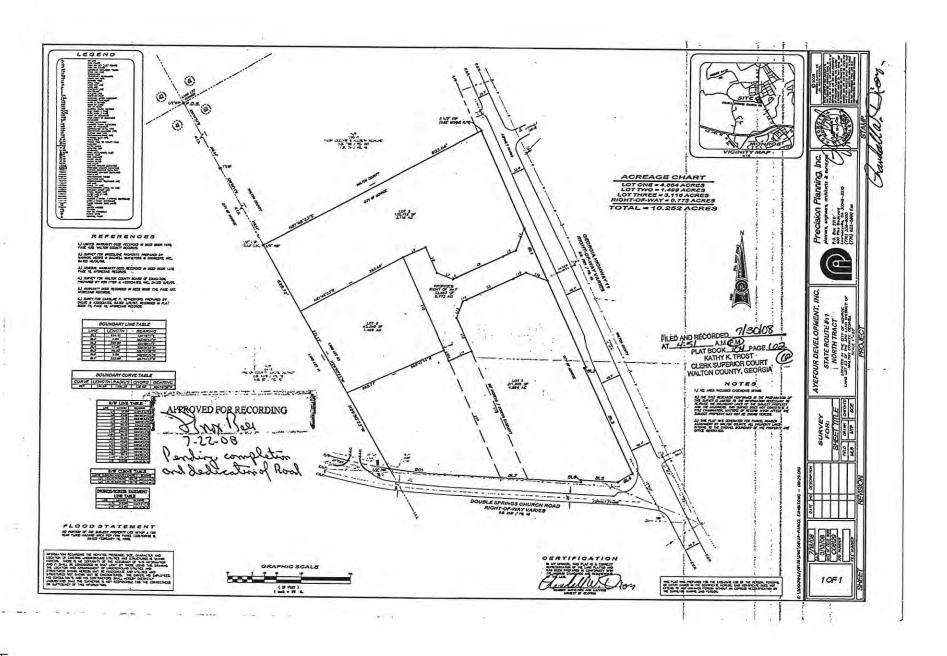
C20174 PPI PROJECT NO.

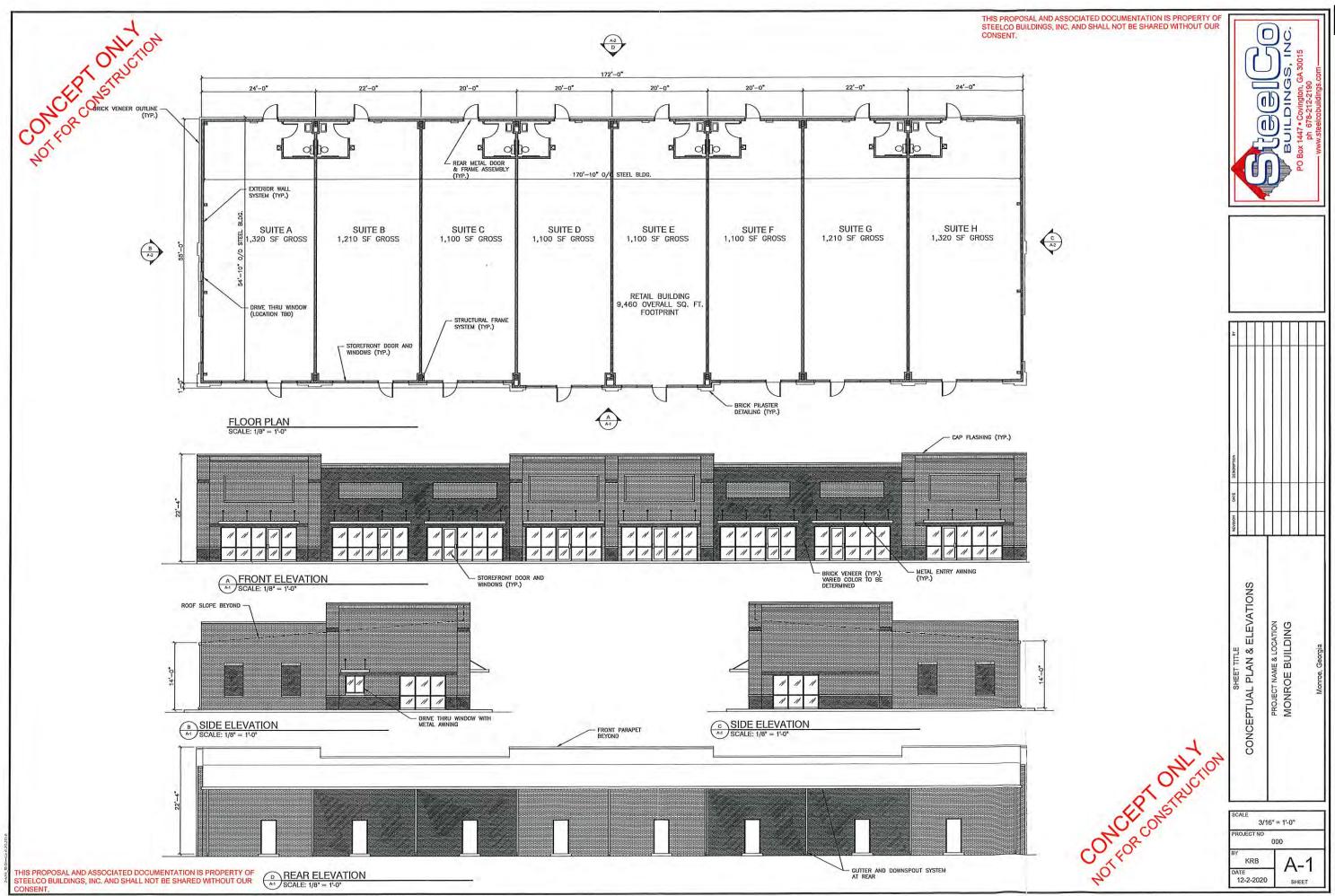
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

Utilities Protection Center, Inc. Know what's below.

Call before you dig.

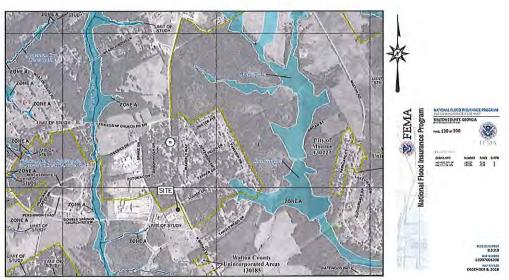
GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.





SITE DEVELOPMENT PLANS

NORTH HWY 11 COMMERCIAL TRACT



FIRM PANEL

UTILITY DISCLAIMER

EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY, CONTRACTOR SHALL FIEL VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION, ANY DEWATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION, DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENC SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

OBSTRUCTIONS ENCOUNTERED

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT FOR THIS PROJECT, THE DRAWING SKOW CERTAIN HOPBUARDIO ORTANICO BY THE ENRICHER RECARDION THE PIPES, POEL BUILDS, SKOW CERTAIN HOPBUARDIO ORTANICO BY THE HE ENRICHER RECARDION THE PIPES, POEL BUILDS, CONDUITS AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK. BOTH AT AND BELLOW THE SUPERACE OF THE GROUND. THE ENDERER AND THE WORKE EXPRESSLY DISCLAIM MAY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION OR WENN ON THE DRAWINGS WHIN REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF INACCURACY OR THE MOORPHETENESS OF SUCH INFORMATION, AND STRUCTURES BEING INDICATED ONLY FOR THE ONCEPT OF THE CONTRACT OF THIS GROUND STRUCTURE OF THE OWNER OF THE STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONTRACTOR OF HIS GROUND THOUGH THE CONTRACT DRAWINGS WILL NOT RELEVE THE CONTRACTOR OF HIS GROUND THOUGH THE STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF WORK, AND OTHER STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF WORK, AND TO MAKE GOOD ALL DAMAGES DONE TO SUCH PIPES, CONDUITS, AND OTHER STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF WORK, AND TO MAKE GOOD ALL DAMAGES DONE TO SUCH PIPES, CONDUITS, AND OTHER STRUCTURES SPECIFICATIONS. THE CONTRACTOR SHALL LOCATE ALL PROPERS AND THE STRUCTURES AS PROVIDED IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL LOCATE ALL PROPERS AND THE CONT

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REQUIATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSNIA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK THIS STORE.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION FEXISTING UNDERGROUND UNITHIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO GERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THAS POMAYING, THE LOCATION AND HEREON ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON HAVE BE INCCUPIED AND STRUCTURES AND THIRD AND STRUCTURES OF SHOWN HAVE BE INCOMPRESED AND STRUCTURES AND THIRD AND STRUCTURES SHOWN HEREON HAVE BEEN ADDITIONAL THE SHOWN HA



WETLAND CERTIFICATION

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WELLAND INVESTIONY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPORPHATE FLAN SKEET DOES (**) ONCE TO (**) INDICATE MAY CONSULTED THE NATIONAL STATEMENT OF THE NATIONAL STATEMENT OF THE NATIONAL STATEMENT ON THE MAPS; AND, 3) IF WELLANDS AS SHOWN ON THE MAPS; AND, 3) IF WELLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADMISSED THAT LAND DISTURBANCE OF PROTECTED WELLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WELLANDS ALTERATION (**) SECOND "404") PRETIXED HAS DESTANDED BETAINED.

NOTICE OF INTENT

OPERATOR SHALL SUBMIT A NOTICE OF INTENT (N.O.I.) FOR COVERAGE UNDER NPDES GENERAL PERMIT GARIDODOS TO THE FOLLOWING OFFICE AT LEAST 14 DAYS PRIOR TO COMMERCIADENT OF CONSTRUCTION ACTIVITIES AS INDICATED IN THESE CONSTRUCTION DOCUMENTS.

JOUNTAIN DISTRICT — ATLANTA SATELLITE SEORGIA ENVRONMENTAL PROTECTION DIMSION 1244 INTERNATIONAL PARKWAY, SUITE 114 VILANTA, GA 30354—3906 404) 362 — 2671

NOTES

- . THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANEL 13297C013OE, FPECTIVE DECEMBER 8, 2016.
- 2. WETLANDS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.

 3. STATE WATERS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.

24 HOUR EMERGENCY CONTACT PAUL GOURLEY 4747 STONE MOUNTAIN HWY STE 100 LILBURN, GA 30047 678-212-2190

4. STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON ADJACENT

N. BROAD ST. MONROE, GA 30656

LAND LOT 62 - DISTRICT 3 PARCEL #M0040005A00

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VICINITY MAP

OWNER / DEVELOPER

LIFELINE MANAGEMENT GROUP LLC 4747 STONE MOUNTAIN HWY STE 100 LILBURN, GA 30047 CONTACT: PAUL GOURLEY PHONE:678-212-2190

ENGINEER

PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: TODD PARKER
PHONE: 770-338-8000
EMAIL: 707TP@PPI.US

PROJECT DATE: 2/22/2021

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DATE	No.		DESCRIPTION



planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, Ga 30046 770.338.8000 • www.ppi.us

DEMOLITION NOTES

- THE CONTRACTOR SHALL PROTECT AND MAINTAIN SERVICE IN ALL UTILITIES ENCOUNTERED, UNDERGROUND AND
- 2. THE CONTRACTOR SHALL EXECUTE THE DEMOLITION PART OF HIS CONTRACT IN A MANNER WHICH WILL PREVENT DAMAGE TO EXISTING FACILITIES OR CONSTRUCTION AND IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
- 3, DEMOLISHED MATERIAL & DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE.
- , DAMAGE TO ANY ITEMS THAT ARE TO REMAIN IN SERVICE DURING AND AFTER DEMOLITION SHALL BE REPAIRED BY THE ONTRACTOR AT NO COST TO THE OWNER.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS AS NECESSARY TO LIMIT THE MOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR, TO THE LOWEST LEVEL POSSIBLE.
- 6. EXISTING CONDITIONS ARE SHOWN FROM REFERENCE DRAWINGS, IF ADDITIONAL PIPING/STRUCTURES ARE ENCOUNTERED, OR ACTUAL LOCATION OF EXISTING STRUCTURES ARE OTHER THAN SHOWN, CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER PRIOR TO DEMOLITION.
- 7, CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS.
- 8. ENVIRONMENTAL PROTECTION AGENCY PERMITS ARE REQUIRED FOR ALL PROPERTIES CONTAINING HAZARDOUS
- 9. SAFETY & PROTECTION: CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, CONTRACTOR SHALL TAKE ALL NECESSARY PROTECTION TO PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND OTHER PERSONS OR ORGANIZATIONS WHO MAY BE EFFECTED THEREBY.
- 10, CONSTRUCTION IS TO BE LIMITED TO AREAS SO INDICATED ON THE DRAWINGS AND AS DESIGNATED BY OTHERS, OFFSITE AREAS SHALL BE ENCROACHED UPON ONLY BY WRITTEN PERMISSION OR EASEMENT. THIS PROVISION APPLIES TO BOTH PERSONNEL AND EQUIPMENT.
- 11, ANY NATURAL NATIVE AREA OR TREE OUTSIDE OF THE DESIGNATED CONSTRUCTION AREA SHALL BE RESTORED TO A SATISFACTORY CONDITION AS DETERMINED BY OWNER, IF DAMAGED,
- 12. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, AND LAWS OF LOCAL, MUNICIPAL, STATE OR FEDERAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- 13, SOLID MATERIALS, INCLUDING BUILDING MATERIALS, <u>SHALL NOT BE DISCHARGED</u> TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT (NPDES IV.D.2.c(1)).
- 14. CONTRACTOR SHALL STAGE DEMOLITION & CONSTRUCTION IN A MANNER THAT WILL MINIMIZE DISRUPTION OF VEHICULAR AND PEDESTRIAN TRAFFIC FLOW.
- CONTRACTOR RESPONSIBLE FOR PROVIDING REQUIRED TRAFFIC CONTROL AND SAFETY FEATURES DURING ISTRUCTION. ALL TRAFFIC CONTROL DEVICES, LANE CONTROL AND TRAFFIC CONTROL SHALL COMPLY WITH MUTCO NORADS AND GEORGIA DEPRATMENT OF TRANSPORTATION STANDARDS AND SPECIFICATION, LATEST EDITION.
- 6. ALL EXISTING SIGNS, SHALL BE RE-SET OR REPLACED IF DAMAGED OR RELOCATED BY CONSTRUCTION ACTIVITIES. AL NGS REMOVED OR ALTERED BY PROJECT CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH EQUIVALENT MATERIALS THAT MEET LCCAL STANDARDS.
- 17. EXISTING UTILITY SERVICE IS NOT TO BE INTERRUPTED BY ANY PHASE OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITY FACILITIES WILL BE REPLACED/REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- 18, EXISTING STRUCTURES DESIGNATED TO REMAIN ARE NOT TO BE DAMAGED DURING CONSTRUCTION. ANY DAMAGED STRUCTURES ARE TO BE REPLACED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
- 19. ALL WATER METERS, WATER AND GAS VALVES, AND EXISTING MANHOLES IN PROPOSED PAVING SHALL BE RAISED/LOWERED TO MATCH PROPOSED GRADE.
- 20, CONTRACTOR(S) SHALL PROTECT EXISTING POWER AND UTILITY POLE FOOTINGS WHICH ARE DESIGNATED TO REMAIN

GRADING AND EARTHWORK NOTES

- . ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- ALL EARTHWORK OPERATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO ENGINEER.
- 3. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
- FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS AND COMPACTED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS CONCERNING PROPER PLACEMENT AND COMPACTION OF
- DISPOSAL OF TOPSOIL WILL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. ALL LANDSCAPE AREAS ARE TO RECIEVE MINIMUM 4" OF TOPSOIL.
- r. The contractor shall thoroughly familiarize himself with all existing site conditions by site distances and detailed review of all current site plans, previous information or surrounding land uses and ZONING CONDITIONS OR OTHER MATERIALS TO FULLY ASCERTAIN THE SCOPE OF THE WORK IMPLIED WITHIN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF HORIZONTAL AND
- VERTICAL BENCHMARKS THROUGHOUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN "AS-BUILT" SURVEY OF ALL SITE IMPROVEMENTS INCLUDING WATER AND FIRE PROTECTION SYSTEMS: SAID. "AS-BUILT" SURVEY SHALL BE PERFORMED BY AN EXPERIENCED GEORGIA
- REGISTERED LAND SURVEYOR AND SHALL ILLUSTRATE ALL FINAL GRADE ELEVATIONS. HORIZONTAL AND VERTICAL RELATIONSHIPS BETWEEN BUILT STRUCTURES, PIPING, DETENTION PONDS, FINISHED GRADIENTS OF PIPES AND MATERIAL YES THE CONTRACTOR SHALL RENDER THE AS-BUILT DRAWINGS AT AN ACCEPTABLE MEASURED SCALE(S) AND SHALL RODUCIBLE COPY OF SAID "AS-BUILT" TO THE OWNER PRIOR TO APPLICATION OF FINAL PAYMENT A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER WILL MONITOR ALL EARTHWORK OPERATIONS AND PROVIDE
- 10. A GEOTECHNICAL ENGINEER, ENTECTED IT THE OWNER WILL MONTH ALL EARTHWORK OPERATIONS AND PROVIDE TESTING AS TO THE STANDARDS AND QUALITY OF BEARING SURFACES AND THE MINIMUM QUALITY STANDARDS OF MATERIALS. THE GEOTECHNICAL ENGINEER SHALL MAKE THE SOLE INTERPRETATION OF ROCK AND UNSUITABLE SOILS AND SHALL MAKE RECOMMENDATIONS AS TO IT'S REMOVAL OR FINAL DISPOSITION.
- 1.1. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO THE PROJECT SITE AND WITHIN THE LIMITS OF THE EASEMENTS SHOWN AND SHALL PROTECT ADJACENT PROPERTIES AND PROPERTY OWNERS FROM ENCROACHMENT BY SOIL EROSION.
- THE SCOPE OF WORK IMPLIED WITHIN THIS PLAN INCLUDES ALL GRADING OPERATIONS FOR FINAL GRADE FLEVATIONS 12. THE SCOPE OF WORK IMPLED WITHIN THIS PLAN INCLUDES ALL GRADING OPERATIONS FOR FINAL GRADE ELEVATIONS AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR A LL EARTH QUANTITIES, GRADING OPERATIONS, AND MISCELLAMEOUS HAULING ANDIOR DISPOSAL OPERATIONS TO RENDER THE SITE TO THE FINAL CONTOUR AND GRADE ELEVATIONS SHOWN ON THE PLAN, FILL REQUIRED SHALL BE FURNISHED, INSTALLED, AND COMPACTED AS PART OF CONTRACTOR'S BASE BID. IF "EXCESS" CUT IS GENERATED FROM EXCAVATION, SAID "EXCESS" SHALL BE DISTRIBUTED AND FINE GRADED AND GRASSED ON DESIGNATED OR APPROVED AREA OF THE OWNER'S PROPERTY OR HAULED OFF-SITE AT NO ADDITIONAL COST TO THE
- 13. NO BURNING ALLOWED, ALL TREES MUST BE GROUND, MULCH MAY BE USED FOR TEMPORARY EROSION CONTROL AND SHOULD BE INSTALLED INSIDE ROWS OF SILT FENCE AND BETWEEN DOUBLE ROWS OF SILT FENCE

GENERAL NOTES

- 1. THE PROPERTY IS LOCATED ON LAND LOT 62 DISTRICT 3.
- 2. THE SURVEYED SITE AREA IS 1,61 AC.
- THE SUBJECT PROPERTY DOES NOT CONTAIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL 13297C0130E, EFFECTIVE DECEMBER 8, 2016.
- 4. ALL CURB DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- 5. ALL CONSTRUCTION TO COMPLY WITH CITY OF MONROE STANDARDS
- 6. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, AND OTHER
- 7. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 8. EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.
- 9. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
- 10. CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRE CONSTRUCTION MEETING PRIOR TO
- 11. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT PRIOR TO CONSTRUCTION OF THE WALLS.
- 12. ALL WORK PERFORMED ON THE RIGHT OF WAY MUST BE IN ACCORDANCE WITH THE CITY/COUNTY'S REQUIREMENTS AND IS SUBJECT TO THEIR INSPECTIONS AND APPROVALS.
- 13, NOTIFY CITY OF MONROE INSPECTIONS 48 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- 14. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- 15, NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
- 16. ALL CONSTRUCTION TO COMPLY WITH CITY OF MONROE STANDARDS AND SPECIFICATIONS.
- 17. ACCEPTANCE AND/OR SUBSEQUENT ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF MONROE, WALTON COUNTY, OR PRECISION PLANNING, INC. OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS, JURISDICTIONAL WATER OF THE STATE, AREAS OF THREATENED/ENDANGERED SPECIES, OR AREAS OF HISTORICAL SIGNIFICANCE IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR ANY REQUIRED APPROVALS AND PERMITS.
- 18. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT, A SEPARATE PERMIT IS

UTILITY NOTES:

1. ALL UTILITY PIPING TO BE IN ACCORDANCE WITH ALL CITY OF MONROE REQUIREMENTS.

2. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES, PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND, THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY. CALL THE UTILITIES PROTECTION CENTER AT 811 BETWEEN 7:00 A.M. AND 7:00 P.M. MONDAY THRU FRIDAY.

3, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL. UTILITIES PRIOR TO EXCAVATION OR DEMOLITION. ADDITIONAL UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN. FIBER OPTICS LINES MAY EXIST ON SITE CONSULT OWNER FOR LOCATIONS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

4, IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, HAVE REPLACED OR REPARED THE UTILITIES TO THEIR ORIGINAL OR BETTER CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES PRIOR TO CONSTRUCTION.

5. MINIMUM COVER FOR ALL WATER LINES SHALL BE 48 INCHES.

6 A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN WATER LINES AND SANITARY SEWERS. AN B" MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS, WHEN CROSSING A WATERLINE OR SEWER LINE PIPE JOINTS SHALL BE PLACED AS FAR AWAY AS POSSIBLE FROM THE OTHER PIPE.

7. FIRE HYDRANTS AND MAINS ARE TO BE INSTALLED, FLUSHED, AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE

8. HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPT. CONNECTION FACES THE STREET, THAT SAME CONNECTION IS TO BE NO. LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. HYDRANTS. LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141 3-6.5, 3-6.6

9, ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF MONROE DESIGN STANDARDS, ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY BY DESIGN PROFESSIONAL.

10. CURB SHALL BE IN PLACE PRIOR TO INSTALLATION OF WATER MAIN.

11. NOTE TO CONTRACTOR: VALVES AND FITTINGS MAY NOT BE DRAWN TO SCALE, VALVES ARE NOT TO BE INSTALLED UNDERNEATH ROAD PAVING. CONSTRUCTION OF WATER AND SEWER LINES MAY REQUIRE INSTALLATION OF MORE FITTINGS THAN ARE SHOWN ON THE PLANS.

12, ALL NEW UTILITY LINES ARE TO BE LOCATED UNDERGROUND.

STORMWATER NOTES

- 1. STORM WATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED ON ADJACENT PARCEL M0040005.
- 2. WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE MATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED, AND, 2) THE APPROPRIATE PLAN SHEET [] DOES / IXI DOES NO CIRCLE APPROPRIATE EDX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED. WETLANDS ALTERAND DISTURBANCE OF PROTECTED. WETLANDS AS THE APPROPRIATE FEDERAL WETLANDS ALTERAND ("SECTION 404") PERMIT HAS BEEN OBTAINED.
- 3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL.
- 4. CONTOURS ARE SHOWN AT 2 FOOT INTERVALS.
- 5. GRADE ALL HANDICAP RAMPS TO A 12:1 SLOPE TO TOP OF CURB.
- 5. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM INLETS.
- 7. MAXIMUM SLOPE FOR CUT OR FILL IS 2H:1V EXCEPT EARTHEN DAM EMBANKMENT'S SHALL BE 3H:1V.
- 8. TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION
- 9. ALL ALUMINUM-COATED TYPE 2 STEEL PIPE OR ALUMINUM ALLOY PIPE, WHERE APPLICABLE, WHICH WILL CARRY A LIVE STREAM SHALL HAVE PAVED INVERTS IN ACCORDANCE WITH JASHTO M-190, TYPE C, EXCEPT THAT THE PIPE NEED NOT BE FULLY COATED. INSTALATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF
- 10. HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MPT, TYPE S & D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- 11. ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASSHTO M-170 ANDIOR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- 12. DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED. (THIS RESPONSIBILITY OF ASSIGNED BY CONTRACT TO THE CONTRACTOR).
- 13. CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF MONROE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
- 14. 30' BMP ACCESS EASEMENT TO BE CLEARED AND GRUBBED.
- 15. ALL CMP SHALL BE ALUMINIZED TYPE 2 STEEL, 14GA MIN, AND SHALL MEET ASTM 1760, A929, AASHTO M36, M274.
- 16. ALL STORM SEWER PIPES AND CULVERTS SHALL BE INSTALLED PER THE GEORGIA STORMWATER MANAGEMENT MANUAL (2017 EDITION) AND CITY OF MONROE STORM SEWER STANDARDS,
- 17, ALL INSTALLATIONS ARE SUBJECT TO INSPECTION BY CITY OF MONROE.
- 18. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING 🖠 FULL VOLUME
- 19. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY CONSTRUCTION OR GRADING,
- 20. A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK IS TO BE MAINTAINED ADJACENT TO ALL STREAMS.
- 21 ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.
- 22, CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 WITH A HEIGHT OF 10 FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
- 23. A REVISION TO THE EC PLAN IS REQUIRED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION MAINTENANCE, THAT WILL HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT, OR IF THE PLAN PROVES T INSEFFECTIVE IN ELIMINATING POLLUTANT DISCHARGE.

FIRE DEPARTMENT NOTES

A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING, STARTING AT THE POINT WHERE THE PIPING IS SOLELY DEDICATED TO FIRE PROTECTION (HE 1991).

2. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; I.E., IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC, WITH A MINIMUM MIDTH OF 20 FEET. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR, INFPA 1141 3-1 AND GCFO-15)

3. DISABLED ACCESSIBLE ROUTE SHALL START AT HANDICAPPED PARKING AND GO INTO THE PRIMARY ENTRANCE OF ALL NEW OR RENOVATED BUILDINGS OR TENANT SPACES. IT IS ALSO REQUIRED THAT THE PARKING SPACE AND ITS ADJACENT ASSLE BE RELITIVELY LEVEL; THAT IS, HAVE LESS THAM 1-25 SLOPE, LESS THAM 2:7.

4, OUTDOOR RAMPS & THEIR APPROACHES SHALL BE DESIGNED SO THE WATER WILL NOT ACCUMULATE ON WALKING SURFACES PER 120-3-20, 19(8), GEORGIA ACCESSIBILITY CODE.

5. (FIRE DEPARTMENT CONNECTIONS) IF INSTALLED UNDERGROUND SHALL HAVE A LISTED CHECK VALVE, AN AUTO-ORIP VALVE, A SIGN ON A PLATE OR FITTING READING, "AUTO-SPRINKLER OR AUTO-SPRINKLER/STANDPIPES", AND HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED IN NFPA 1983.

6. (PLACEMENT OF FIRE HYDRANTS) SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF THE CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18° AND A MAXIMUM OF 36° ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION. AUTHORITY HAVING JURISDICTION.

7. FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

8. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.23, 2012 EDITION.

9. EVERY DEAD-END ACCESS ROAD IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS, INTERNATIONAL FIRE CODE, CHAPTER 5 SECTION 503.2.5, 2012 EDITION.

10. (TRANSFORMER PAD) SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA STATE MINIMUM FIRE SAFETY STANDARDS, MODIFICATION TO CHAPTER 7, SECTION 7.1.11, NFPA 101 LIFE SAFETY CODE, 2012 EDITION.

11. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY OR ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY, INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.1.1, 2012 EDITION.



PRECISION Planning Inc.

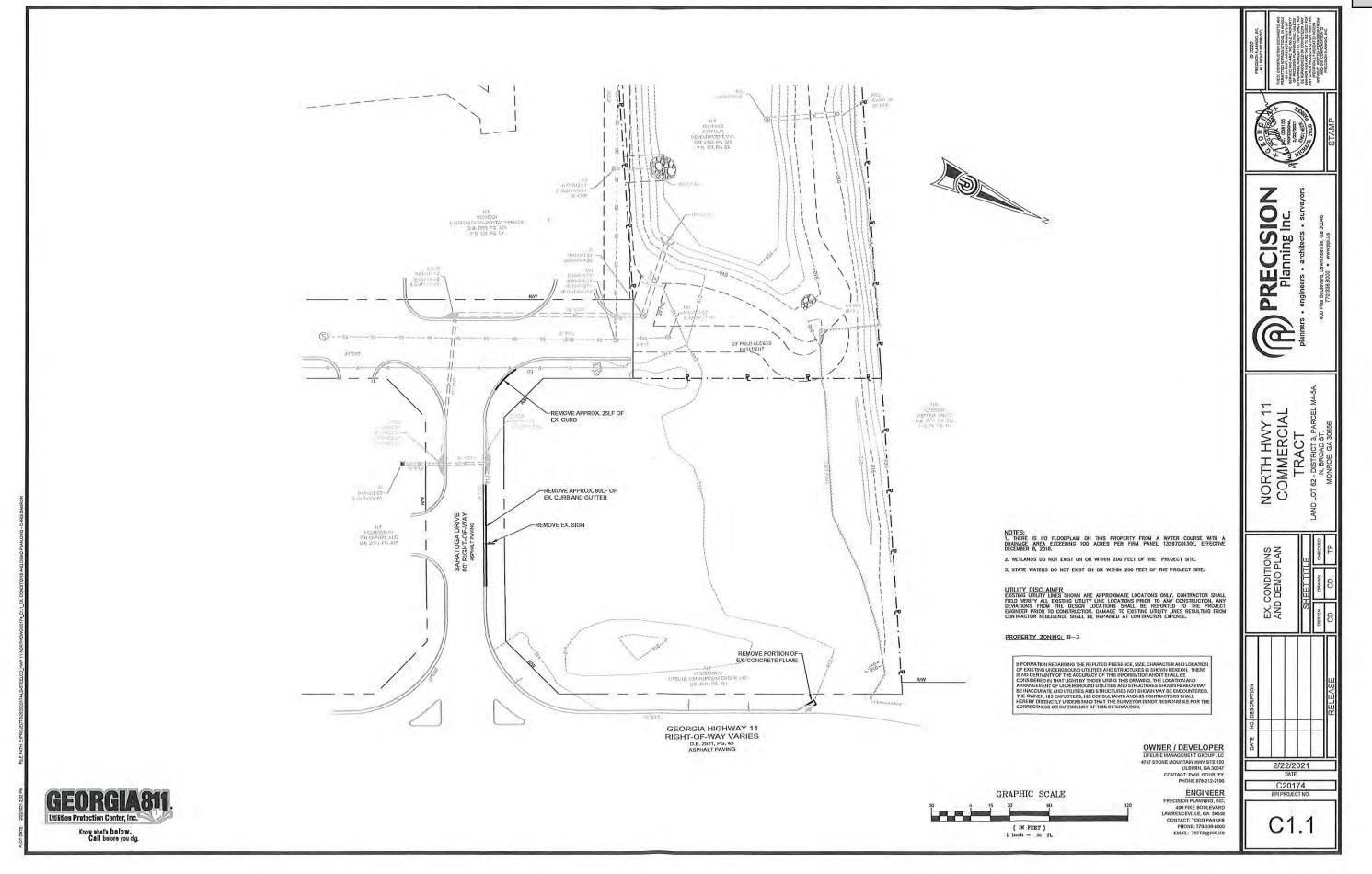
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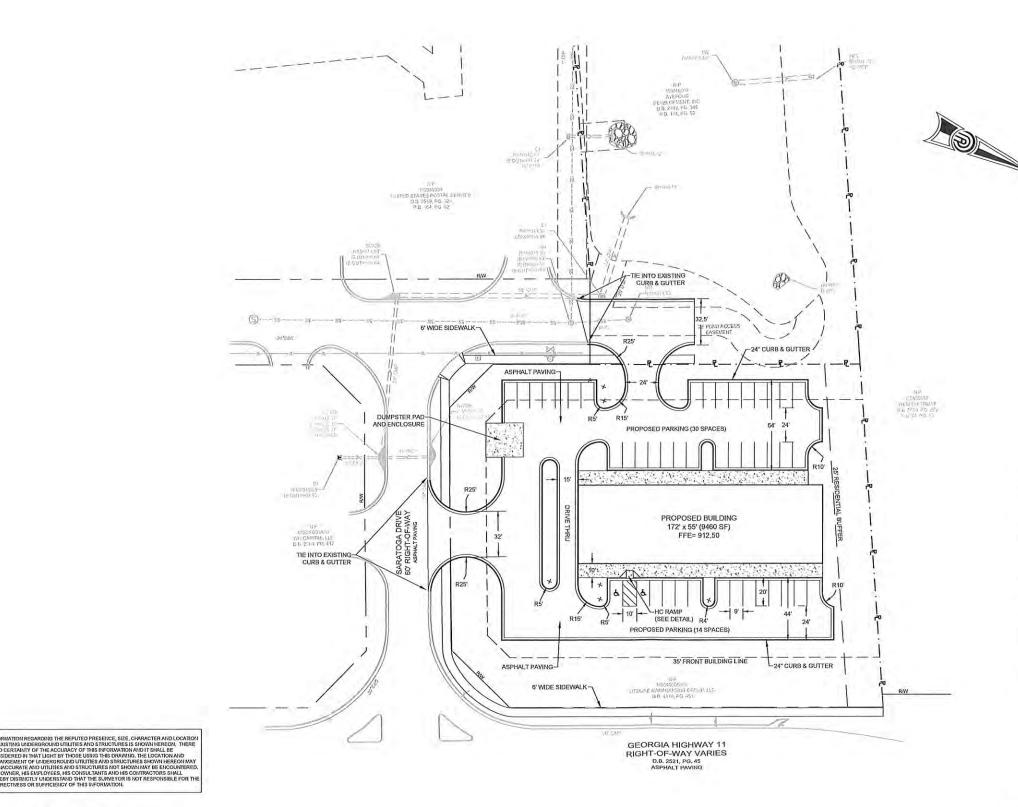
NORTH HWY 11 COMMERCIAL TRACT 63 6

GENERAL

2/22/2021 C20174
PPI PROJECT NO.

C0.1





Know what's below. Call before you dig.

DEVELOPMENT SERVICES PERMITTING DISCLAIMER
THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE
PERMIT DOES NOT IN AIM WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE
LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE
ADDITIONAL PERMITTING, HAVE BEEN MET, THE CAUSE SON THE OWNER! / DEVELOPER
/ BULIDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE
HECESSARY TO OPERATE FROM THIS POWER IN MAY APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM
COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH
MAY BE REQUIRED FOR THIS PROJECT.

OSHA DISCLAIMER.
CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REQUIATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REQUIATIONS. PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK ON THIS SITE.

UTILITY DISCLAIMES

SIGNIN ARE APPROXIMATE LOCATIONS ONLY, CONTRACTOR SHALL

PERSING UTILITY HAS BRING UTILITY UNE LOCATIONS PRIOR TO ANY CONSTRUCTION, ANY

DEMATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT

ENGINEER PRIOR TO CONSTRUCTION, DAMAGE TO SESTING UTILITY UNES RESULTING FROM

CONTRACTOR RECLIGENCE SHALL BE REPARTED AT CONTRACTOR EXPENSE.

NOTE: NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PLAIN HAZARD AREA ACCORDING TO FIRM PANEL NO. 13297C0130E, DATED DECEMBER 8, 2016.

PROPERTY ZONING: B-3

GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft.

LIFELINE MANAGEMENT GROUP LLC 4747 STONE MOUNTAIN HWY STE 100 LILBURN, EA 30047 CONTACT: PAUL GOURLEY PHONE 678-212-2190

ENGINEER

PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: TODD PARKER
PHONE: 770-336-8000
EMAIL: 707TP@PPLUS

OWNER / DEVELOPER

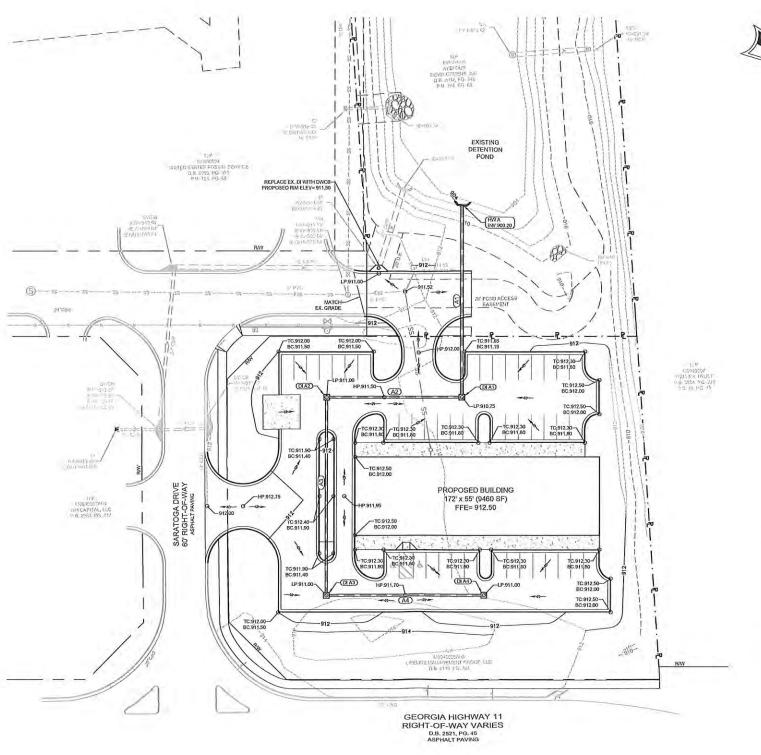
C2.1

2/22/2021 DATE C20174
PPI PROJECT NO.

PRECISION Planning Inc.

NORTH HWY 11 COMMERCIAL TRACT

SITE LAYOUT



DEVELOPMENT SERVICES PERMITTING DISCLAIMER
THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE
PERMIT DIGES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE
LEGAL OR APPROPRIATE OF CHEATIONS FOR THIS ACTIVATY, WHICH MAY RECORDED
ADDITIONAL PERMITTING, HAVE BEEN HET, THE OWN IS ON THE OWNER / DEVELOPER
PERMITTING OF THE OWNER OWNER,
PLANS APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM
COMPLYING MITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH
MAY BE REQUIRED FOR THIS PROJECT.

OSHA DISCLAIMER
CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF
APPLICABLE REQUIATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
(DSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND RECULATIONS. PROPER
SAFETY PROCECUTIES ARE OF SPECIAL CONCERN ON THIS PROCECT CONSIDERING THAT
WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK ON
THIS SITE.

WETLAND PROTECTION
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CLIY OF MONROE FOR ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLANDS DISTURBANCE.

NOTE: NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PLAIN HAZARD AREA ACCORDING TO FIRM PANEL NO. 13297C0130€, DATED DECEMBER 8, 2016.

PROPERTY ZONING: B-3

GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft.

NOTE: STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY THE EXISTING DETENTION POND SHOWN, THIS POND WAS DESIGNED WITH THE FUTURE DEVELOPMENT OF THIS SITE TAKEN INTO ACCOUNT. THE POND WAS DESIGNED ASSUMMING BOX IMPERVOUS AREA ON THIS SITE AND IN THE CURRENT DESIGN THERE IS LESS THAN GOX IMPERVOUS AREA ON SITE PER THE CITY OF MONROE ZONING ORDINANCE.

TOTAL ONSITE AREA= 1.61AC
ONSITE IMPERVIOUS AREA= 0.93AC
% IMPERVIOUS AREA ONSITE= 58%

OWNER / DEVELOPER

4747 STONE MOUNTAIN HWY STE 100 LILBURN, GA 30047 CONTACT: PAUL GOURLEY PHONE:678-212-2190

ENGINEER

PRECISION PLANINIG, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: TOOD PARKER
PHONE: 770-338-8000
EMAIL: 707TP@PPLUS

PRECISION Planning Inc.

THESE CO PERMITTE OR IN 19 SERVICE, OF PREC OTHERWIS MANNER N ANY OTHER SPECI

NORTH HWY 11 COMMERCIAL TRACT

LOT 62 -

GRADING / DRAINAGE I

2/22/2021 DATE

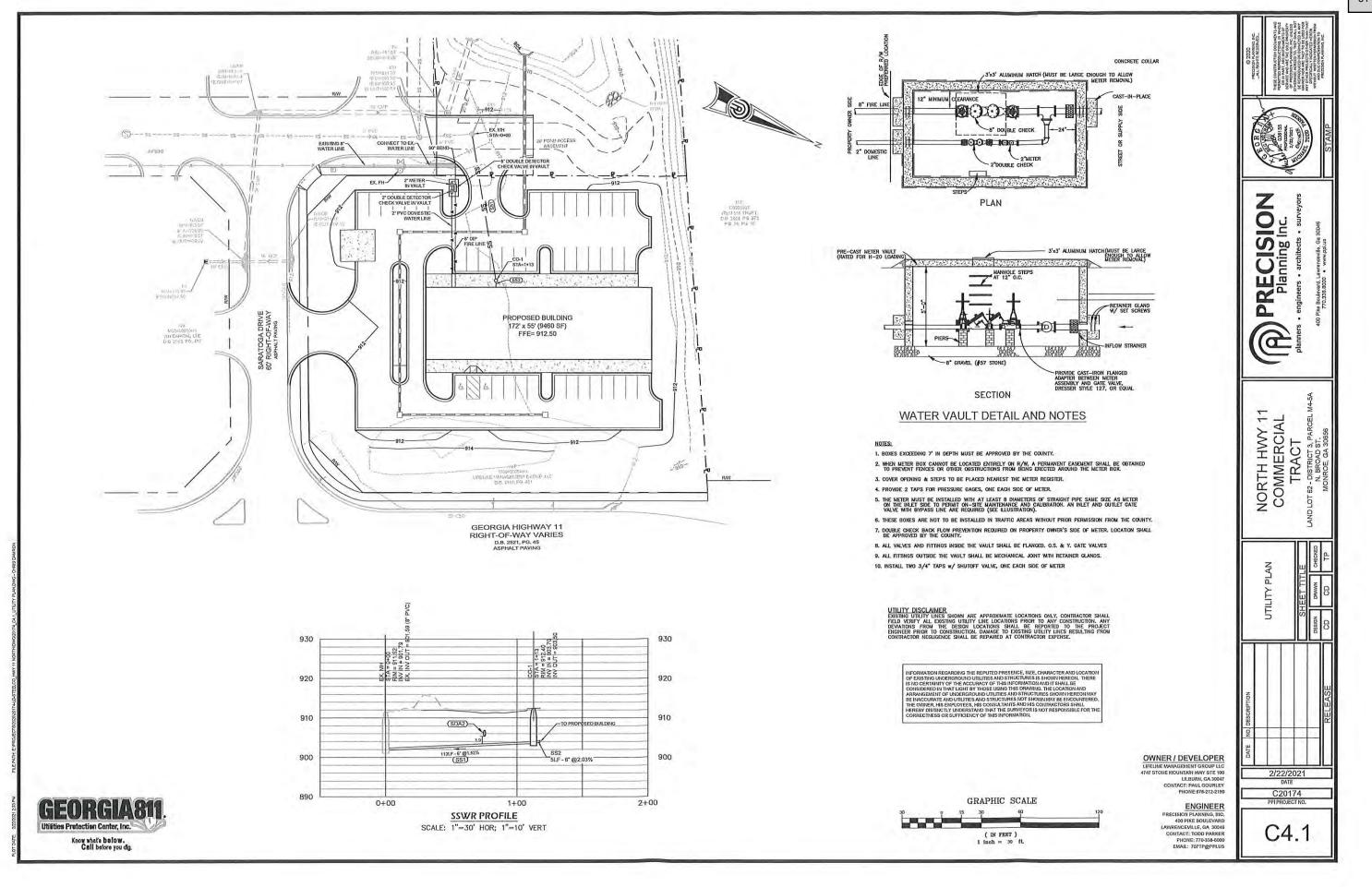
C20174
PPI PROJECT NO.

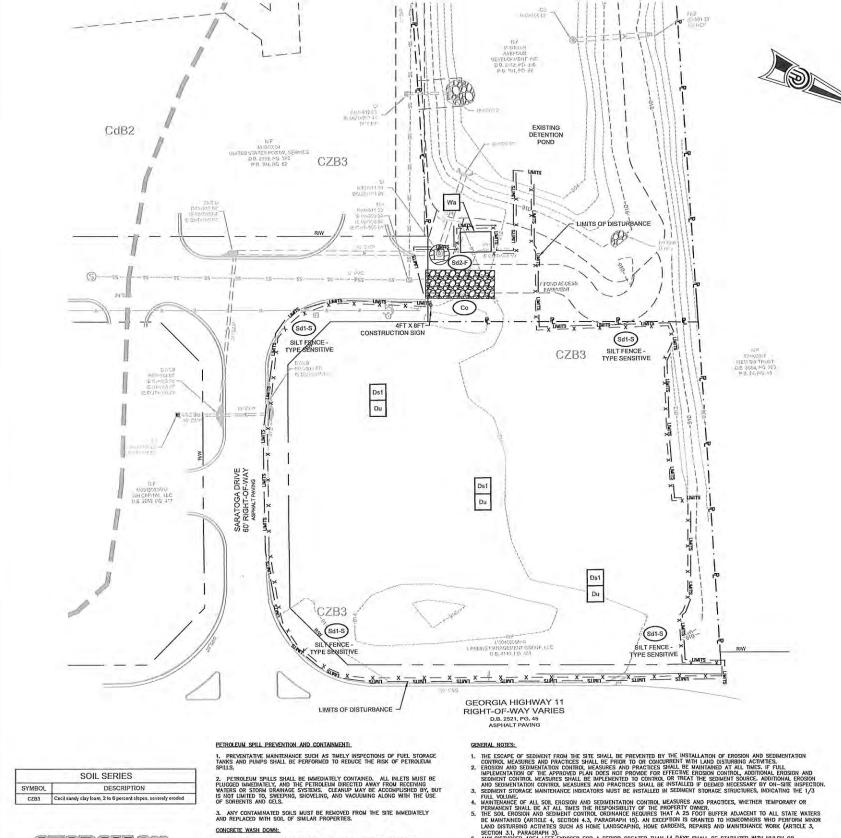
C3.1

Utilities Pretection Center, Inc." Know what's below. Call before you dig.

REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATIO MORERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE BY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE IN THAT LIGHT BY THOSE USING THE SRAWING, THE LOCATION AND TO OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY

IRANGEMENT OF UNDERGROUND UTILIES AND STRUCTURES SHOTH MERCON ME INACCURATE AND UTILITIES AND STRUCTURES INTO SHOWIN MAY BE ENCOUNTERED BE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL REBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR TI RRECTHESS OR SUFFICIENCY OF THIS INFORMATION.







VICINITY MAP N.T.S.

ANTICIPATED ACTIVITY SCHEDULE

								20	21							
ACTIVITY		10N	HTI	1	MON		ITH 2		h	ON	TH	3	MONTH			4
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
CONSTRUCTION EXIT	X	X	X	Χ	X	X	X	X	X	X	X	X	X	X		
SILT FENCE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
DS1, DS2, AND DS4	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
CLEARING & GRUBBING	X	X	X									Ü	d			
GRADING			X	X	X	X	X	X	X	X						
STORM DRAINAGE						X	X	X	X	X						
LANDSCAPING					IJ									X	X	Χ
MAINTAIN ES&PC MEASURES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING LUDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTIANTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT 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 HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN HAVE DECOUNTERED. THE OWNER, THE SUPPLYIES, HIS CONSULTANTS AND HIS CONTINGATORS SHALL HEREBY DISTINGTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTIVES OR SUPPLICITARY OF THIS UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE

EROSION CONTROL LEGEND

Gd1-S SILT FENCE (TYPE'S') DS1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) CO CONSTRUCTION EXIT DS2 DISTURBED AREA STABILIZATION

Wa CONCRETE WASHOUT DS4 DISTURBED AREA STABILIZATION (MTH SODDING) Gd2-P INLET SEDIMENT TRAP- DU DUST CONTROL ON DISTURBED AREAS

Gd2-P INLET SEDIMENT TRAP- # SAMPLING LOCATION SI STORM DRAIN OUTLET

CONSTRUCTION EXIT GPS LOCATIONS:

I AT: 33.818 LONG: -83,732

WETLAND NOTE: THERE ARE NO WETLANDS LOCATE
200 FEET OF THIS SITE PER THE NO
INVENTORY MAPS.

STATE WATER NOTE: STATE WATERS ARE NOT LOCATED ON OR WITHIN 200 FEET OF THIS SITE.

TOTAL SITE AREA = 1.61 AC DISTURBED AREA = 1.71 AC

PRIMARY PERMITTEE: PAUL GOURLEY

24-HOUR EMERGENCY CONTACT PAUL GOURLEY



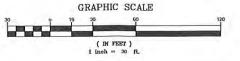
OWNER / DEVELOPER 4747 STONE MOUNTAIN HWY STE 100

ENGINEER

PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA. 30046
CONTACT: TODD PARKER
PHONE: 770-338-6000
EMAIL: 707TP@PPI,US

678-212-2190

678-212-2190



LILBURN, GA 30047 CONTACT: PAUL GOURLEY PHONE:678-212-2190

PRECISION Planning Inc. <u>,@</u>*

NORTH HWY 11 COMMERCIAL TRACT

INITIAL EROSION CONTROL PLAN

2/22/2021

C20174
PPI PROJECT NO.

C5.1

CONCRETE WASH DOWN: 1. NO CONCRETE WASHDOWN OF THE DRUM WILL BE ALLOWED WITHIN THE PROJECT SITE AREA THROUGHOUT THE DURATION OF THE PROJECT.

Utilities Pretection Center, Inc.

Know what's below. Call before you dig

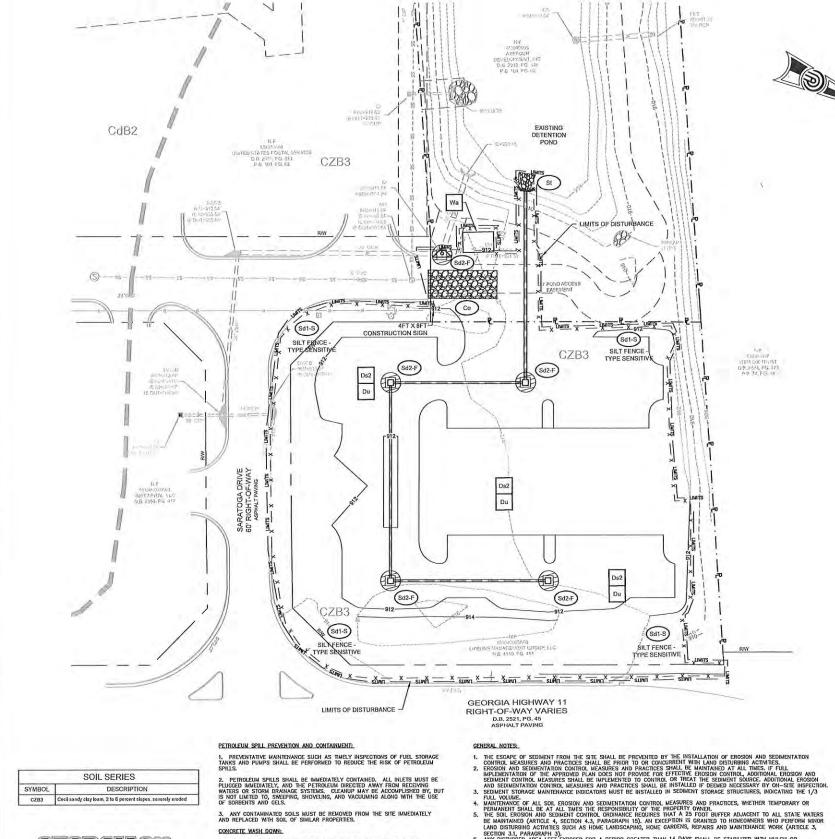
2. AN AREA HAS BEEN INDICATED ON THE PLANS FOR WASH DOWN OF TOOLS FOR CONCRETE INSTALLATION.

SECTION 3.1, PARAGRAPH 3).
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SECOND.

SUPEMISOR.

ALL BUTFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FENDING AND SIGNAGE ON ALL SIDES AND APPROVED BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, NOTIFY THE CITY AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO SCHEDULE THIS INSPECTION, ALL TREE PROTECTION DEVICES SHALL REMAIN IN FULLY FUNCTIONING CONDITION UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

NO PERSON SHALL ENCROCKE HITO THE TREE PROTECTION CONS. CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, PARKING, WHICLE AND FOOT TRAFFIC, MATERIAL STORAGE, CONCRETE WASHOUT, DEBUS BURNING, AND OTHER ACTIVITIES SHALL BE REMAINED SO TO PREVENT DISTURBANCE WITHIN THE PROTECTION PROTECTED AREAS.



Horroe Area High Scrool, at

VICINITY MAP N.T.S.

ANTICIPATED ACTIVITY SCHEDULE

								20	21								
ACTIVITY		MONTH 1			MONTH 2				N	ION	TH	3	MONTH 4				
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
CONSTRUCTION EXIT	X	X	X	X	X	Χ	X	X	X	X	X	X	Χ	Х			
SILT FENCE	X	X	X	X	X	X	X	X	Χ	X	X	X	X	X	X	X	
DS1, DS2, AND DS4	X	X	X	X	X	X	Х	X	X	X	X	X	X	X	X	X	
CLEARING & GRUBBING	X	X	X				11										
GRADING		, Y	X	X	X	X	X	X	X	X	1-0			1			
STORM DRAINAGE						X	X	X	X	X		4					
LANDSCAPING		l-					1							X	X	X	
MAINTAIN ES&PC MEASURES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

EROSION CONTROL LEGEND

Gd1-S SILT FENCE (TYPE'S') DS1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) CO CONSTRUCTION EXIT Ds2 DISTURBED AREA STABILIZATION

Wa CONCRETE WASHOUT DS4 DISTURBED AREA STABILIZATION (WITH SODDING) Sd2-F FILTER FABRIC Du DUST CONTROL ON DISTURBED AREAS

Sd2-P INLET SEDIMENT TRAP - SAMPLING LOCATION # SAMPLING LOCATION St STORM DRAIN OUTLET

CONSTRUCTION EXIT GPS LOCATIONS: LAT: 33.818

LONG: -83.732 WETLAND NOTE:

STATE WATER NOTE:

THERE ARE NO WETLANDS LOCATED ON 200 FEET OF THIS SITE PER THE NATIONAL INVENTORY MAPS.

TOTAL SITE AREA = 1.61 AC DISTURBED AREA = 1.71 AC

STATE WATERS ARE NOT LOCATED ON OR WITHIN 200 FEET OF THIS SITE.

678-212-2190



OWNER / DEVELOPER

ENGINEER

PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30048
CONTACT: TODD PARKER
PHONE: 770-338-8000
EMAIL: 707TP@PPLUS

4747 STONE MOUNTAIN HWY STE 100 LILBURN, GA 30047 CONTACT: PAUL GOURLEY PHONE 678-212-2190

NORTH HWY 11 COMMERCIAL TRACT

PRECISION Planning Inc.

@

INTERMEDIATE EROSION CONTRO PLAN

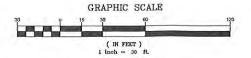
2/22/2021

C20174
PPI PROJECT NO.

C5.2

PRIMARY PERMITTEE: PAUL GOURLEY

24-HOUR EMERGENCY CONTACT PAUL GOURLEY 678-212-2190



Utilities Pretection Center, Inc.

CZB3 Cecil sandy clay loam, 2 to 6 percent slopes, s

Know what's below. Call before you dig

DESCRIPTION

3. ANY CONTAMINATED SOILS MUST BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH SOIL OF SIMILAR PROPERTIES.

CONCRETE WASH DOWN:

1. NO CONCRETE WASHDOWN OF THE DRUM WILL BE ALLOWED WITHIN THE PROJECT SITE AREA THROUGHOUT THE DURATION OF THE PROJECT.

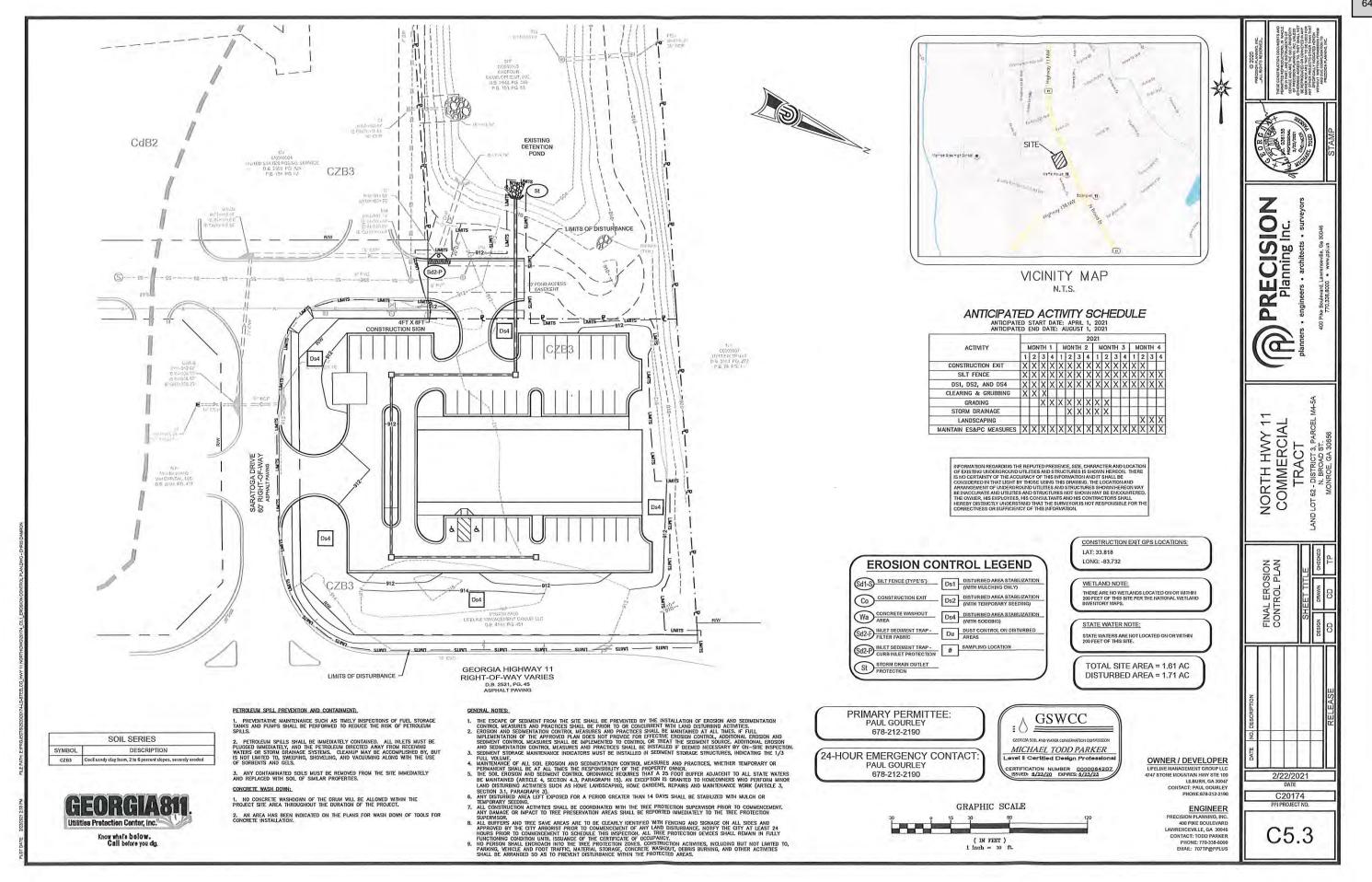
2. AN AREA HAS BEEN INDICATED ON THE PLANS FOR WASH DOWN OF TOOLS FOR CONCRETE INSTALLATION.

SECTION 3.1, PARAGRAPH 3).
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SECTION.

SUPENSOR.

ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FENDING AND SIGNAGE ON ALL SIDES AND APPROVED BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY LAND DISTRIBANCE, NOTIFY THE CITY AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO SCHEDULE THIS INSPECTION, ALL TREE PROTECTION DEVICES SHALL REMAIN IN FULLY FUNCTIONING CONDITION UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

FOR SHALL BECARGE HITO THE PROTECTION SOMES, CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, PARKING, VEHICLE AND FOOT TRAFFIC, MATERIAL STORAGE, CONCRETE WASHOUT, DEBRIS BURNING, AND OTHER ACTIVITIES SHALL BE RANAGED SO AS TO PREVENT ISDITERBANCE WITHIN THE PROTECTION PLACES.



Section Part International Content Part Part International Content Part				EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
The College ADVISION OF COLORGIST CONTROL TO ADVISION OF COLORGIST				
To BE SHOWN ON ESSAY 19 1 The applicable Deview, Bridgerestion and Pill-Stock Control Floor Check that substituted by the Commission and Pill-Stock Control Floor Check that substituted by the Commission and Pill-Stock Control Floor Check that substituted by the Commission and Floor Commission and Pill-Stock Control Floor Check that substituted by the Commission and Floor Commission and Pill-Stock Control Floor Check that substituted by the Commission and Floor Commission and Pill-Stock Control Floor Check that substituted with the Commission and Pill-Stock Control Floor Check that substituted with the Commission and Pill-Stock Control Floor Check that substituted with the Commission and Pill-Stock Control Floor Check that the Commission and Pill-Stock Control Floor Check Check Control Floor Check Con	14777477	_	-	· · · · · · · · · · · · · · · · · · ·
International of prevent filips Including TO BE FROWON ESPICE TANK TO BE FROWON ESPICE THAN TO BE FROM THAN ESPICE				
TO BE FAVOY CIVE EARCH FAM The applicable Dissolor, Birdenession and Pidulous Control Flora Checklas elabelished by the Germanian and Juneary set they are all the control of the pidulous provides and pidulous control Flora Checklas elabelished by the Germanian and Juneary and the pidulous provides and pidulous control Flora Checklas elabelished by the Germanian and Juneary and the pidulous flora of the Checklas and the set of the pidulous provides and the pidulous flora of the p				
Page 4 VII The applicable Previous, Enclanaration and Pf-Dation Control Flat to Control State and State	- T	1.5		
Section	Plan	Included		TO BE SHOWN ON ESSPC PLAN
5.6.4 Y 1 of the year of which the free local details and active year. Per completed Chrisciff can take the authority of the completed Chrisciff can take the complete Chrisciff can t	Page #	Ynı		
Section Sect	C5,4	Y	1	The applicable Erosion, Sedimentation and Poliuson Control Plan Checkfat established by the Commission as of January of the year in which the jand-databing activity was permitted. (The completed Checkfat must be submitted with the ESAT Plan or the Plan vill not be ovisioned)
debt of Circ. of EPD-paperen to the request to disheld Otto are not may on the right of the charged to the period to be the control of the charged to the period to to	C5.4	Y	2	Level II certification number issued by the Commission, signature and seal of the certified design professional. (signature seal and level it number must be on each sheet pertaining to easing plain or the plan will not be reviewed)
55.4 Y S Provide the name was deployed number of the 24 hour hoed contact supposed her washin, substantion and political contact. 55.15.23 Y S Provide the name was experienced and the provide the name was experienced and the substantion of the provide the CEN Section of the construction of the third washing the provide the CEN Section of the construction of the third washing the provide the CEN Section of the construction of the third washing the substantial of the third washing the control of the construction of the third washing the control of the control of the control of the third washing the control of th		Υ	3	district office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the bimps fisted in appendix 1 of this checklist. * (a copy of the written approval by epd must be attached to the plan has the
CS.4. CS.3. Y 9 Provide fine cames, actives, a residual phone number of the printersy promittee at harding parameters. CS.1.CS.3. Y 9 Provide fine CPB beaution of the conservation and in the bas 3. Chi w that Lattice is fine the provide control of the conservation and in the bas 3. Chi w that Lattice is fine the provide control of the bas 3. Chi w that Lattice is fine the provide control of the bas 3. Chi w that Lattice is fine the provide control of the bas 3. Chi w that Lattice is fine the provide control of the provide	C5.4	Y	4	
SCH.COG. 17 Y Provides the CPE bootform of the construction and first the Park Division of the CPE bootform of the construction and first the Park Division of the CPE bootform of the construction and first the Park Division of the CPE bootform of the construction and first the Park Division of the CPE bootform of the construction and first the Park Division of the CPE bootform of the construction and first the Park Division of the CPE bootform of the construction and first the Park Division of the CPE bootform of the construction and first the CPE bootform of				Provide the name, address, email address, and phone number of the primary permittee or tertiary permittee.
25.1.4.2.3 Y 2 a licitat date of the Pisna and the dates of any receivation and also the Pisna including the neighbor of process of the Pisna and the dates of the Pisna and the dates of the Pisna including the neighbor of the Pisna and the Company of the Pisna and the Pisna an				
19. Post-propried files nature of econological in striction to automacing users. Included designation of specific phase, if secretary is a file of the property of the striction to automacing users. Included designation of specific phase, if secretary is a file of the property of the striction of the property of th			_	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
5.5.4 V 19 (butterfor the project receiving waters and directicle, and smoother adjuscent access to develop great of the vertical	C5.4	Y		Description of the nature of construction activity.
1 volume 1	C5.1-C5.3		10	
5.54 Y 1 Edit Prima se stated on Part IV page 19 of the permit. Chicking professions certification substance and signature both the permitters & ES-PC Plan provides for an appropriate a construction of the permitters and signature both permitters and the per	C5.4	Y	11	wetlands, marshlands, etc. which may be affected.
CSA 4 Y 3 Design professioned conflicted statement and signature that the parenthere SERFC Plan provides for an appropriate comprehending statement and the comprehending a statement of the Plan Service of Service (Service of Service of Servic	C5,4	Y	12	Design professional's certification statement and signature that the site was visited prior to development of the
15.4 Complementarion system of BMPs and sampling to most permit requirement as stathed on Part IV prograf Life file promit. 15.4 Clicity in the Sea trainment Ball This design personation via prograph the BESAPP Part is no separat the installation of the control of the promit. 15.4 This control is the promition of the promitio	LO.	-		
Ciscary with the statement of the common statement of				comprehensive system of BMPs and sampling to meet pormit requirements as stated on Part IV page 19 of the permit. *
response to the company of the compa	U5,4	7	14	Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot
15.4 Y 10 Provide adoption of any buffer enconstructions and indicate whether a buffer variance in registed.	C5.4		15	lundisturbed steam buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
15.4 Y 16 Clearly visible between the Visible of the part of the State, except as substituted by a Section 640 years and substituted by a Section 640 years. Section 640 years and substituted by a Section 640 years and substituted by a Section 640 years. Section 640 years and substituted by a Section 640 years and substituted by a Section 640 years and substituted by a Section 640 years and yea	C5.4	Y	16	Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
Column C	C5.4	Y	17	Litearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydrautic component must be certified by the design professional." "
5.5.4 Y 19 Consideration of substances of the control of the cont	C5.4	Y	18	Clearly note the statement that 'Waste materials shall not be discharged to waters of the State, except as
CS4 Y 20 page-voted Plant does not provide for effective expetition experts and sections and sections and sections are section experts. Description of the provide for effective expetition experts, deliberated experts and sections and sections and sections and sections and sections. The section of the provide for effective expetition experts, deliberated expected from the section of the provide for effective expetition experts, and the section of the provide for effective expetition experts. A provide provide for the expected expected from the section of the provide for experts and sections and sections and sections. A provide provide for the expected from the section of the provide for experts and sections and sections and sections. A provide section of the provide sections and sections are sections and sections and sections are sections. A provide section of the provide sections are provided from the section of the provided sections and sections are sections. A provided by the provided section of the provided sections are sections and sections are sections. A provided section of the provided sections are sections are sections. A provided section of the provided sections are sections and sections. A provided section of the provided sections are sections are sections. A provided section of the provided sections are sections and sections. A provided section of the provided sections are sections. A provided section of the provided sections are sections. A provided section of the provided sections are sections. A provided section of the provided sections of the provided sections are sections. A provided section of the provided sections of the provided sections of the provided sections are sections. A provided section of the provided sections are sections. A provided section and sections are sections. A provided section and sections are sections. A provided section of the provided sections are sections. A provided section and sections are sections. A provided section and sections are sections. A provided section and	10075		100	Clearly note statement that 'The excape of sediment from the site shall be prevented by the installation of
9 20 approved Plan does not periods for effective explainments, and the implemental to certain of such that set demand south as ediment and set of the set	C5.4	Y	19	eroston and sediment control measures and practices prior to land disturbing activities."
1. 4 stabilized with mulch or temporary seedings. Any econstruction activity which desharps store waster into an Impaired Stream Segment, or within I Enear mile and within the same vesterable as any profit on 4 miles Impaired disparant Segment and comply are as all the size which discharges to the Impaired Stream Segment. 2. 5 complete the stable of the stable of the stable of the stable impaired disparant Segment are stable as each of the stable into the stable into the stable of the stable of the stable of the stable into the stable into the stable of the stable into the s	C5,4	Y	20	approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
gestant of and within the same waterched as, any product of an Block Impaired Stream Segment must comply with Partill I.C. of the pursus. Hotche the complication of the Block Partill with the BMP that with all the BMP that with all the BMP that with all the surface for the surface of the su	C5.4	Y	21	slabilized with mulch or temporary seeding,"
Branch Processing Table Implementation Plan for sediment has been finalized for the linguisted Stream Segment (Selectified in 1	C5.4	Υ	22	unetinam of and within the same watershed as: any notion of an Riota Impaired Stream Semment must comply
CS.14.52 Y 32 Provide BUPPs for the remediation of all perceivem spills and leads. CS.4 Y 25 Provide BUPPs for the remediation of all perceivem spills and leads. CS.4 Y 26 Provide BUPPs for the remediation of all perceivem spills and leads. CS.4 Y 27 Provide BUPPs for the remediation of all perceivem spills and leads. CS.4 Y 28 Obserption of the manusure shall will be intained during the construction process to control prolutants in aftern water that will occur after construction process to control prolutants in aftern water that will occur after construction process to control prolutants in aftern water that will occur after construction process to control prolutants in aftern water that will occur after construction process to control prolutants in aftern water fluckings. CS.4 Y 28 Description of the practices that will be unseful or efficient to explain a state of the spill of the	C5.4	Y	23	If a TMDL implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific
CS.4 Y 20 exciption of the measures that will be initiated during the construction process to control pofularist in storm with control of the will occur after construction operations have been completed." CS.4 Y 20 Exciption of practices to provide cover for building materials and building products on site." CS.4 Y 20 Exciption of the practices in that will be used to require the products in site. CS.4 Y 30 Exciption and chart or timefine of the intended sequence of major activities which distributes on the receiver of the sequence of major activities. Calcium and the sequence of major activities, cleaning and grubbling activities. CS.5 Y 31 Provide complete requiremental of inspections and record accepting by the primary paramittee. CS.5 Y 32 Provide complete sequiremental of inspections and record accepting by the primary paramittee. CS.5 Y 32 Provide complete sequiremental of inspections and record accepting of sampling results. CS.5 Y 32 Provide complete details for records as a per Part IV.P. of the perms. CS.5 Y 33 Provide complete details for records as a per Part IV.P. of the perms. CS.5 Y 34 Provide complete details for records as a per Part IV.P. of the perms. CS.5 Y 35 Provide complete details for records as a per Part IV.P. of the perms. CS.5 Y 37 Provide complete details for records as a per Part IV.P. of the perms. CS.5 Y 39 Delineate all sampling because, percental and information that is excited by the perms. CS.5 Y 39 Delineate and sampling because, percental and information that is excited by the perms. Acception of a paperpolist combination and measures that yill be implemented at the communities of including and the infall perms and the virtual perms and the per	C5,1-C5,2	Y	24	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout
valver but will occur after construction operations have been completed. 72 Poespréson of practices is provide over for bubulding pedients on site. 73 Poespréson of practices is provide over for bubulding pedients on site. 74 29 Description of the practices that will be unsel to reduce the poblishants in atom water discharges. 75 4 Y 29 Description and chart or immedient of the intended sequence of major activities which disable ode for the new province of the site. 75 4 Y 20 Provide complete requirements of huspections and record keeping by the primary permittee. 75 5 Y 31 Provide complete requirements of inspections and record keeping by the primary permittee. 75 5 Y 32 Provide complete requirements of temperature and sediment of the sample frequency and reporting of ampling restricts. 75 5 Y 33 Neuroperison of analysical methods to be used to code and analysical methods. 75 6 9 Y 33 Description of analysical methods to be used to code and analysical methods. 75 6 9 Provide complete requirements of the sample frequency and reporting a sampling restrict. 75 6 9 Provide complete regiments for IVTU values at all outfall sampling points where applicable. 75 9 Provide somplete regiments on the sample frequency and reporting a sampling restrict. 75 9 Provide somplete regiments on the samplete of the samplete for the samplete for the samplete of the samplete of the samplete for the samplete of the samplete	C5.4	Υ	25	
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CS.4 Y 2 Description and chart of timeline of the inheaded sequence of major activities which disturbs colds for the major portions of the said (e.g., initial perimeter and sederant strainses MRPs, clearing and guideline), executation activities, utility activities, temporary and final stabilization). CS.5 Y 3 I Provide complies requirementa of impercious and record acepting by the primary permittee. 2 Provide complies requirementa of impercious and record acepting by the primary permittee. 2 Provide complies requirementa of impercious and record acepting by the primary permittee. 2 Provide complies requirementa of impercious and record acepting of sampling results. 2 Provide complies testilia to receivation of records as per Part IV-F. of the permit. 3 Provide complies destilia to receivation of records as per Part IV-F. of the permit. 4 Secription of analysical methods to be used to collect and analyse the samples from each location. 5 Secription of a proposition controls and measures that will be implemented at the construction site including: 5 Secription of appropriate controls and measures that will be implemented at the construction site including: 5 Secription of appropriate controls and measures that will be implemented and and the including: 5 Secription of appropriate controls and measures that will be implemented to the control of the permit o	C5.4	Y	27	Description of practices to provide cover for building materials and building products on site. *
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Schi-15-3 Y 35 storm water is discharged. ** A description of appropriate controls and measures that will be implemented at the construction size including: (1) initial sentiment siterage equivaments and perimeter control BMPs, (2) intermediate grading and discharge sequivaments and perimeter control BMPs, (2) intermediate grading and discharge sequivaments and perimeter control BMPs, (2) intermediate grading and discharge to the property of	CS,5	Y	34	
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May Scahe Ground Stepse Continue Informata, ft.				
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Use of alternative BMPs whose performance has been documented to be equivalent for or superior focomerational BMPs: 30 centred by a Design Professional (unless disapposed by EPD or the Georgia Soland Water Conservational BMPs: 10				
INA 30 Let of alternative BMPs whose performance has been documented to be equivalent to or superior becomerchacial BMPs: 81 Seather by a beging Professional (clases data persived by EPD or the Georgia Soland Myted Conservation Commission). 82 Please refor to the Afternative BMP Guidance Document found at www.gaseccorg. 83 Let be a begin professional be a beginning to the Conservation of the Seathern Control in Georgia 2016 Edition. 84 Delineation of the applicable School of School understreed EMP Guidance Document found at www.gaseccorg. 85 Let be a beginning the Control of Georgia 2016 Edition. 86 Delineation of the performance of the Seathern Control in Georgia 2016 Edition. 87 Delineation of the performance and state and sta			+	
19/A	NA		39	Use of alternative BMPs whose performance has been documented to be equivalent to or superior foconventional BMPs : certified by a Design Professional (unless disapproved by EPD or the Georgia Solland Water Conservation Commission).
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177.A Y 42 Dehnestion of on-pile well-prise and all state waters located on and within 200 feet of the project stee. CS.1-CS.3 Y 43 Dehnestion and screage of crotifixating disriangle sharin on the project stee. CS.1-CS.3 Y 44 Dehnestion and screage of crotifixating disriangle sharin for total the pre- and post-developed conditions. CS.1-CS.3 Y 45 Provide hydrology study and maps of disriangle sharin for total the pre- and post-developed conditions. CS.1-CS.3 Y 46 Provide hydrology study and maps of disriangle flow of the site prior to and after conditions are convoled. CS.1-CS.3 Y 47 Social series for the project site and their defensation. CS.1-CS.3 Y 48 To limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction. CS.1-CS.3 Y 49 The limits of disharbance for each phase of construction and the construction of the site has been achieved. A written justification explaining the decision to use equivalent controls when a seedment basis in not all talkarbance must be included in the PInn to each common disharbance because in which is an explaining the decision to use of purity of the disharbance and the provided and the construction of the part of the part of t	N/A		41	Defineation of the applicable 25-loot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact:
CS.1-CS.3 Y 43 Delineation and acreage of contributing darkage basins on the project size. TYTACHED Y 4 Provide hydrology study and mays of darkage basins on the project size. CS.1-CS.3 Y 4 Provide hydrology study and mays of darkage basins on the project size. CS.1-CS.3 Y 4 Provide hydrology study and mays of darkage basins for both the pre- and psat-developed conditions. * CS.1-CS.3 Y 4 Soll-series for the numbic certificient or peak discharge flow of the size prior to and after construction activities are constructed to conclude the conditions of the numbic certificient or peak discharge flow of the size prior to and after construction activities are certificated in the size project size and their defineation. CS.1-CS.3 Y 47 Soll-series for the project size and their defineation. Frovide a minimum of \$7\$ cold years of sections to large per acre drained using a temporary sediment basin, rebuilted deterition pond, and/or accepted intellege and the size project size and their defineation. CS.1-CS.3 Y 48 The british of delatableance for each phase of construction. CS.1-CS.3 Y 49 Soll-series for the project size delated intellege acts continued to the storage violent many the project size of white size and their defineation in the size project size and with size project size and without storage per acre drained using a temporary sediment basin, rebuilted determines provide and the size of the	N/A	Y	42	Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
C5.1-C5.3 Y 45 Completion of the neutral coefficient or peak discharge flow of the site prior to and after construction activities are completed. C5.1-C5.3 Y 47 Solitem dain pipe and we'n velocities with appropriate outer tradection to accommodate discharges without ecotion, Intentify Direction at a loarn water discharge points. C5.1-C5.3 Y 47 Solitem dain pipe and we'n velocities with appropriate outer tradection to accommodate discharges without ecotion, Intentify Direction and John White American Control of the C5.1-C5.3 Y 47 Solitement of the C5.1-C5.3 Y 48 The limits of Glatibations for each phase of construction. Provide a minimum of 67 cubic yards of sediment alongs per a case disined using a temporary sediment hash, at temporary sediment hash, at temporary sediment hash, at temporary sediment hash, as temporary sediment hash, as the control of the site has been actived. A winding self-sediment disease as sed common disease plocation in the fact atablication of the site has been actived. A winding self-sediment and disturbance activities until final stabilization of the site has been actived. A winding self-sediment of the sediment hash as the control of the sediment of	C5.1-C5.3			Delineation and acreage of contributing drainage basins on the project site.
CS.1-CS.3 Y 48 Solium-drain pipe and well vehicles with appropriate outlet protection to accommodate discharges without CS.1-CS.3 Y 48 Solium-drain pipe and well vehicles with appropriate outlet protection to accommodate discharges without CS.1-CS.3 Y 48 Solitanes for the project size and their delineation. US.1-CS.3 Y 48 The limits of disturbance for each phase of construction. Provide a minimum of 67 rude by grad of sectioners to large per acre drained using a temporary sectiment basin, rebotified detention prod, and/or accarded intel sediment large for each common drainage forcation. Sediment across evolution minimum of 67 rude per prior to and during all and disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin in not attainable most be included in the Plan for accommon drainage becation. Sediment accepts with a site of the provided A written justification explaining the decision to use equivalent controls. When discharging from sediment basins and impoundments, primitises are required to utilize odels structure but withdraw walter from the surface, unless inferences but site bids under the other services and interpretation may be accepted to utilize odels structure but withdraw walter from the surface, unless inferences that are consistent with and not sess stringent than the Manual for Erosion and Sediment Control in Georgia. CS.1-CS.3 Y 50 Soldment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legand. Provide sepatible of plan centery at temporary and consistent with and not says stringent than the Manual for Erosion and Sediment Control in Georgia. Provide sepatible of plan centery at temporary and consistent with and not ses stringent than the Manual for Erosion and Sediment Control in Georgia. **Interpretation of the stringent of the structural practices. Specifications and usual, at minimum, meet the guidefices set forth in the structural prac			_	
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Provide a minimum of 67 cubic yards of sediment alongs per accer drained using a temporary sediment hasin, rebolified deleterion port, and or exeruted in this sediment large for each common distange location. Sediment hasin, rebolified deleterion port, and or exeruted in this sediment large for each common distange postation. Sediment hasin sediment large for each common distange location of the size has been achieved. A written justification sepathing the decision to use equivalent controls: when a sediment basin in not provided. A written justification sediment to use equivalent controls when a sediment basin in not provided. A written justification as to why 67 cells yards of temporary is not attainable must be included in the Pflan for each common drainage location in which a sediment basin in not provided. A written justification as to why 67 cells yards of temporary is not attainable must be included and sediment when using equipalant controls. When discharging the strong design professional to obtain the required sedement when using equipalant controls. When discharging from the surface, usbess infreshib. If world structures that validation waster from the surface are not feas ble, as writen justification explaining this decision must be included in the Pflan. CS.1-CS.3. V 50 CS.1-CS.3. V 51 CS.1-CS.3. V 52 Sodiment Control in Geogle. Use surface consistent with and no less stringent than the Marcalife Erosion and Service Technology symbols from the Pflan. CS.1-CS.3. CS.7. V 51 Friends destained destanged for all studental practices. Specifications must, at a minimum, meet the guidelines set forth in thoration of technical control in Geogle. V 10 captures the control in Control in Geogle. In the part of the provide destanded destanged for a structural practices. Specifications must, at a minimum, meet the guidelines set forth in thoration of technical control in Geogle. V 10 captures the control in Control in Geogle in the paper politic segon of Georgia. V 10 captures that seeding will take	7 CO. T. C. C.	_		Soil series for the project site and their delineation.
rebolited detention pond, and/or accarded inlet sedement large for each common drainage focalism. Sedement storage volume must be in place port to and during all land disturbance activities with final stabilization of the sternar of the stabilization of the sta	C5.1-C5.3	Y	48	The limits of disturbance for each phase of construction.
CS.1-CS.3 Y 50 Location of Best Management Practices that are consistent with end no less stringert than the Managif or Envision and September Control in Georgia. Due unform configurations symbols from the Manual, Chapter 6, with legand. CS.6-CS.7 Y 51 September Control in	C5,1-C5,3	γ	49	rebroffitted detection pond, and/or excavated into sediment isage, for each common deninage focation. Sediment storage volume must be in place price to and during all land disturbance activities and final sublication of the tilt has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common darlange becaution in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Versichetest from the financial included for setuctural [bits a paid at calculations and cut by the gradual properties of the provided of the provided provided in the provided provided in the provided of the provided provided in from sediment basics and impoundments, permittees are required to utilize colds structures that withdraw water from sediment basics and impoundments, permittees are required to utilize colds structures and the structure of feast bits.
CSS.CS.7 Y Solutions Collection recognity. Date students consistent contracting students contracting and students contracting and students contracting and students are students. Specifications must, at a minimum, meet the guidelines set forth int famual for Enrichment Control in Georgia. CSJ.CS.3. CSJ. CSJ. CSJ. SSJ. CSJ. SSJ. CSJ. SSJ. S	C5.1-C5.3	Y	50	Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and
CS.1-CS.3. Y So Manual for Erosion and Sentiment Control in Georgia. Provide vegetabline plan, noting at temporary and permanent vegetable practices. Include species, planting dates and seeding, left facer, time and mulcibing rates. Vegetabline plan is half be site specific for appropriate time of year that is seeding will take place and for the appropriate geographic region of Georgia. * The dry time sheet half for a project that is less than 1 are and not part of a common development but writin 2001 to disparant of them. The			-	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in t
of year that seeding will take place and for the appropriate geographic region of Georgia. " If cing the checklat for a project that is less than 1 are and not part of a common development but within 2001 to dispersional devenumber."	C5.1-C5.3,	+ -	-	Manual for Erosion and Serfment Control in Georgia. Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertileare, time and mutching rates. Vegetative plan shall be site specific for appropriate time
 If using the checklaffer a project that is less than 1 acre and not part of a common development but within 200 it of a personal stream, the "checklaf dams would be MA. 	C5.7		-	of year that seeding will take place and for the appropriate geographic region of Georgia.
				If using this checklid for a project that is less than 1 acre and not part of a common development but within 200 it of a personal stream, the "checklid dams would be NA.

#2,12	GSWCC LEVEL 2 CERTIFICATIONS
	I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY
	I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIME PROMOES FOR AM APPROPRIATE AND COMPREHENS! SEDIMENT OF THE GEORGIA WATER GUAL WALLAL FOR EROSION AND SEDIMENT CONTROL IN AND WATER COLOR SERVICES OF A SEDIMENT CONTROL IN AND WATER COLOR SERVICES OF A SEDIMENT CONTROL IN AND WATER COLOR SERVICES OF A SEDIMENT CONTROL IN AND WATER CONTROL THE PERMITTED, PROVIDENCE OF THE PROMOESTIC PROVIDENCE OF THE PERMITTED, PROVIDENCE OF THE PERMITTED OF THE
FALLS AND THAT THE DESIGNED SYS ODS IS EXPECTED TO MEET THE RMIT NO GAR 100001.	OF BEST MANAGEMENT PRACTICES AND SAMPLING M REQUIREMENTS CONTAINED IN THE GENERAL MPDES
TE:	as of January 1 with the ES&PC SIGNED:
	CERTIFIED DESIGN PROFESSIONAL GSWGC CERTIFICATION NO. LEVEL II #0000064207 EXPIRATION DATE: 6/23/23 GOMPANY: PRECISION PLANNING, INC.
	do at least 4 of the plan fee the 24—HOUR CONTACT
	6. NAME: PAUL GOURLEY PHONE NUMBER: 678-212-2190
	PRIMARY PERMITTEE
	RAME: PAUL GOURLEY COMPANY: 24 Primary Permittee Add 1 PHONE NUMBER: 26 Primary Permittee Phone
	PLAN SUBMITTAL SUMMARY
	sepprepriate and DESCRIPTION DATE (the permit. *
	CONSTRUCTION ACTIVITY
ONROE, GA, THE 1.61 AC SITE IS HE SITE IS ZONED B-3.	EXISTING CONDITIONS SUMMARY THE SITE IS LOCATED ALONG HIGHWAY 11 NORTH II UNDEVELOPED AND CONSISTS OF OPEN GRASS ARE
ING LOT, SIDEWALKS, AND NECESSA	PROPOSED CONDITIONS SUMMARY: CONSTRUCTION INCLUDES A PROPOSED BUILDING, P.
	Ununes.
#	PROJECT RECEIVING WATERS
	INITIAL PROJECT RECEIVING WATERS: MOUNTAIN CREE
	mile mody ose
#	INITIAL EROSION INSPECTION
C PLAN IS TO INSPECT THE INSTALL PERIMETER CONTROL BMPS WITHIN	THE DESIGN PROFESSIONAL WHO PREPARED THE ES OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS DAYS AFTER INSTALLATION.
OFESSIONAL WHO PREPARED THE PI D IN WRITING AND E.P.D. HAS AGRE THE INITIAL SEDIMENT STORAGE	THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUE TO AN ALTERNATE DESIGN PROFESSIONAL TO INSPI REQUIREMENTS AND PERMIETER CONTROL BMPS.
	THE DESIGN PROFESSIONAL SHALL DETERMINE IF THE BESIGN MANTAINED AS DESIGNED.
TS OF THE INSPECTION TO THE PRII THE PERMITTEE (AND OPERATOR) MU DAYS OF RECEIPT OF THE INSPECTI	THE DESIGN PROFESSIONAL SHALL REPORT THE RE PERMITTEE (AND OPERATOR) WITHIN TWO (2) BUSING CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSING REPORT FROM THE DISCION PROFESSIONAL UNLESS
	SUCH THAT ADDITIONAL TIME IS REQUIRED.
#15	STREAM BUFFERS
ithin the 25 or 50—foot undistu Yrested Vegetation or Within 25 Rom the Jurisdictional Determin NCES and Permits,	NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED of STEAM BUFFERS AS MEASURED FROM THE POINT O OF THE COASTAL MARSHAND BUFFER AS MEASURE LINE WITHOUT FIRST ACQUIRING THE NECESSARY VA
	DESCRIPTION OF BUFFER ENGROACHMENTS; NONE
#17,18,19,20	nálonal BMPs as Commission). GSWCC REQUIRED NOTES
HAVE A SIGNIFICANT EFFECT ON BMF	AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED
	WASTE MATERIALS SHALL NOT BE DISCHARGED TO VAUNDRIZED BY A SECTION 404 PERMIT.
	THE ESCAPE OF SEDIMENT FROM THE SITE SHALL EROSION AND SEDIMENT CONTROL MEASURES AND
ALL TIMES. IF FULL IMPLEMENTATION OF EROSION CONTROL, ADDITIONAL E IMPLEMENTED TO CONTROL OR TR	ACTIVITES. EROSION CONTROL MEASURES WILL BE MANITAINED THE APPROVED PLAN DOES NOT PROVIDE FOR EFF EROSION AND SEDMENT CONTROL MEASURES SHALL THE SEDMENT SOURCE.
	THE SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIO STABILIZED WITH MULCH OR TEMPORARY SEEDING.
REALER THAT 14 DAYS SHALL BE	

GSWCC LEVEL 2 CERTIFICATIONS	#2,12,13
LOCATIONS DESCRIBED HERBIN BY MYSELF OR MY LESTIFY THAT THE PERMITTEE'S EROSION, SEDIM PROVIDES FOR AN APPROPRIATE AND COMPENSION PRACTICES REQUIRED BY THE GEORGIA WATER QUI MANIAL FOR REGISION AND SEDIMENT CONTROL LAND—DISTURBING ACTIVITY WAS PERMITTED, PROV WATER'S) OR THE SAMPLING OF THE STORMATER OF BEST IMPAGEMENT PRACTICES AND SAMPLING OF BEST IMPAGEMENT PRACTICES AND SAMPLING REQUIREMENTS CONTAINED IN THE GENERAL MYDEE	AUTHORIZED AGENT, UNDER MY SUPERVISION ENTATION AND POLLUTION CONTROL PLAN INVE STSTEM OF BEST MANAGEMENT LITY CONTROL ACT AND THE DOCUMENT IN GEORGIA' PUBLISHED BY THE GEORGIA SOI NUMARY 1 OF THE YEAR IN WHICH THE DES FOR THE SAMPLING OF THE RECEMNO OUTHALLS AND THAT THE DESIGNED SYSTEM METHODS IS EXPECTED TO MEET THE
SIGNED:	DATE:
CERTIFIED DESIGN PROFESSIONAL GSWCC CERTIFICATION NO. LEVEL II \$0000064207 EXPIRATION DATE: 6/23/23 COMPANY: PRECISION PLANNING, INC.	
24-HOUR CONTACT	#4
NAME: PAUL GOURLEY PHONE NUMBER: 678-212-2190	

PHONE NUMBER: 26 Primary Permittee Phone								
PLAN SUBMITTA	AL SUMMARY	#8						
DESCRIPTION	DATE							

#14 IAL FROSION INSPECTION

design professional who prepared the esapc plan is to inspect the installation he initial sediment storage requirements and perimeter control biaps <u>within z</u> <u>After installation</u>.

EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET IE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION WITHOUT FIRST ACQUIRING THE NECESSARY VARWACES AND PERMITS,

VCC REQUIRED NOTES #17,18,19,20,21

ION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL TAPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL ION AND SEGMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT SEDIMENT SOURCE.

IMPAIRED STREAM SEGMENT

THIS SITE WILL DISCHARGE STORM WATER FROM ANY CONSTRUCTION ACTIVITY INTO AN IMPAIRE STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSITEAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT.

IF MY STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES DISCHARGED INTO AN IMPAIRED STREAM SEGMENT THAT HAS BEEN LISTED FOR THE CRITERIA VIOLATED, BIO "F" (IMPAIRED IN COMMUNITY), MID / OR "BIO " (IMPAIRED IN MEXPOXEMBERATE COMMUNITY), WITHIN CATECORY 4A, 4B, OR 5, AND THE POTENTIAL CAUSE IS EITHER "NP" (NONPOINT SOURCE) OR "OR" (TURRAN MENUFF), THE ESAPE PLAN MUST HOLDE AT LEAST FOUR (4) OF THE BMPS LISTED IN PART 111.C.2 (A) THRU (V) OF THE PERMIT,

SEE BELOW FOR FOUR (4) ADDITIONAL BMPS FROM APPENDIX I TO BE IMPLEMENTED WITH THE PROJECT:

D. A LARGE SIGN (MINIMUM 4 FEET X B FEET) MUST BE POSTED ON SITE BY THE ACTUAL DATE OF CONSTRUCTION. THE SIGN MUST BE WISBUE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (1) CONSTRUCTION SITE, (2) THE FERMITHECES), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITHECHOSTED WEBSITE WHERE THE PLAN CAN BE WERE MUST BE PROVIDED ON THE SUBMITTED NOI. THE SIGN MI REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROMODED WEBSITE UNTIL A NO IMAGE BEAT SUBMITTED.

L. USE MULCH FILTER BERMS, IN ADDITION TO A SILT FENCE, ON THE SITE PERIMETER WHEREVER CONSTRUCTION STORM WATER (INCLUDING SHEET FLOW) MAY BE DISCHARGED, FILTER BERMS CANNOT BE PLACED IN WATERWAYS OR AREAS OF CONCENTRATED FLOW.

U. CONDUCT INSPECTIONS DURING THE INTERMEDIATE GRADING AND DRAMAGE BMP PHASE AND DURING THE FIRML BMP PHASE OF THE PROJECT BY THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN IN ACCORDANCE WITH SECTION NA.5 OF THE PERMIN

V. INSTALL POST CONSTRUCTION BMPS (E.G., RUNOFF REDUCTION BMPS) WHICH REMOVE BOX ISS AS OUTLINED IN THE GEORGIA STORMWATER MANAGEMENT MANUAL KNOWN AS THE BLUE BOOK OR M. FQUINALENT OR MORE STRINGENT DESIGN MANUAL.

TMDL IMPLEMENTATION PLAN

A TMDL IMPLEMENTATION PLAN (HAS) HAS NOT BEEN FINALIZED FOR THE IMPARTED STREAM SEGMENT (OBTINITIED IN CHECKUST TIEM #22) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOTICE OF INTENT.

THE ES&PC PLAN MUST ADDRESS ANY SITE—SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMOL IMPLEMENTATION PLAN.

SPILL PREVENTION & CONTROL

LIOUL, STATE & MUNIFICATION OF CONTROL.

LOOL, STATE & MUNIFICATURERS RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL BECKERS AND PROCESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS & EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS DUSTANIS, MOPS, RAGS, GLOVES, GOOGLES, CAT LITTER, SAND SAMOUST APROPERLY LABELED PLASTIC & METAL WASTE CONTAINERS.

SPILL PREVAINON PRACTICES & PROCEDURES WILL BE REVIEWED AFTER A SPILL & ADJUSTED AS INCESSARY TO PREVENT PUTIDLE SPILLS.

PROVINCE AND REPORTS OF CONTAINERS WILL BE REVIEWED AFTER A SPILL WILL BE REPORTED AND REPORTS OF CONTAINERS.

FOR SPILLS THAT IMPACT SUFFACE WATER (LEME A SHEED ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (IRG) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

FOR SPILLS OF AN KNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (IRG) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

FOR SPILLS OF AN KNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (IRG) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

FOR SPILLS OF AN KNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (IRG) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 CALLONS OF PETROLEUM IS STORED ONSTIE (THIS INCLUDES CAPACITIES OF EQUIPACIT) OR IF JANY ONE PIECE OF EQUIPACITY OR IF JANY OF THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTRINUENT & COUNTEMBLASURES PIAN PREPARED BY THE LICENSED PROFESSIONAL.

DESCRIPTION OF MEASURES

ASURES TO BE INSTALLED TO CONTROL CONSTRUCTION POLLUTANTS.

CONSTRUCTION EXIT
SEDMENT BARRIERS
INLET SEDMENT TRAPS
STORM OUTLET PROTECTION
TEMPORARY/PERMANENT SEEDING
CONCRETE WASHOUT AREA

CONSTRUCTION MATERIAL STORAGE

MATERIALS, FERRILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANTIARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (C.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMMATE, OR A SIMILARLY EFFECTIVE MEANS DESIGNED IN MINIMIZE THE DISCHARGE OF POLLUTIANTS FROM THESE AREAS, MINIMIZATION OF EXPOSURE IS MOR REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMMATE WILL NOT REQUIRED IN CASES OF THE PROPERTY OF THE EXPOSURE OF AS PERFORMED AND PASSES LITTLE OF THE PROPERTY OF

PRODUCT SPECIFIC PRACTICES

#28

PETROLEUM BASED PRODUCTS — CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DALLY FOR LEASS AND SPILLS. THIS INCLUDES ONSITE SEVENCES AND MACHINERY DALLY RISPECTIONS AND REQULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AFEAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DANNS, AND STIGNEN WATER DRAWAGE BILLTS, 41 ADDITION, TEMPORARE WATERS, MATURAL DRAWS, AND STIGNEN WATER DRAWAGE BILLTS, 41 ADDITION, TEMPORARE DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/FINISHES/SOLVENTS ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT, MARENAUS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MAINTAINERS'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WISHING.— NO CONCRETE ROUGHS WILL BE ALLOWED TO WASH OUT OR EXCESS THE MAINTAINERS'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WISHING.— HESE PRODUCTS WILL BE ALLOWED TO WASH OUT OR EXCESS THE MAINTAINERS'S PECIFICATIONS OF ABOVE THE GUIDELINES SET FORTH IN THE COOP ESTABLISHMENT OR IN THE GROWN MAN SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS.— NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BUILDED OR DISPOSAL. PROCEDURES.

ANTICIPATED ACTIVITY SCHEDULE

		2021															
ACTIVITY	MONTH 1			MONTH 2			MONTH 3			MONTH 4			4				
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
CONSTRUCTION EXIT	X	X	X	X	X	X	X	X	X	X	X	X	X	X		1.0	
SILT FENCE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
DS1, DS2, AND DS3	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
CLEARING & GRUBBING	X	X	X				-						Н			Ú	
GRADING			X	X	X	X	X	X	X	X		ы					
STORM DRAINAGE						X	X	X	X	X							
LANDSCAPING			f					Ð,		-				X	X	X	-
INTAIN ES&PC MEASURES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	1.5

#30

INSPECTION AND RECORD KEEPING

INSPECTION AND RECORD KEEPING REQUIREMENTS BELOW ARE LISTED IN

#22

#23

#26

#27

O. PERHITTEE REQUIREMENTS.

PERMITTEE REQUIREMENTS.

(D) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE'S SITE OF AN ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUN PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND 69 ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE VHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEMINENT TRACKING, THESE INSECTIONS HUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

PERSITE'S SCHINCT TRACKING, THESE INSPECTIONS HUST BE CONDUCTED ONTIL A NOTICE OF TERRIHATION IS SUBMITTED.

(2), HEASIDE AND RECORD RAINFALL VITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT HET FIRM. STABILIZATION DICE EVERY 24 HOURS EXCEPT AND HOLDAY. HOW HET FIRM. STABILIZATION DICE EVERY 24 HOURS EXCEPT HOLDAY. HOW HOW HOW HET FIRM. STABILIZATION DICE EVERY 24 HOURS EXCEPT AND HOLDAY. HOW HOW HOW HOW HOLDAY. HOLDAY. HOW HOW HOW HOW HOW HOW HOLDAY. HOLDAY. HOW HOW HOW HOLDAY. HOLDAY. HE REPRESENTATIVE OF THE HOW HOW HOW HOW HOW HOLDAY. HE SUPERIOR FOR HALL HAY BE SUPERIOR IF HALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP DE ANNAIL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

(3), CERTIFIED PERSONNEL OPPOVIDED BY THE PRIMARY PERMITTED SHALL INSPECT THE FOLLOWING AT LEAST DICE EVERY SEVEN (27), CALEMBAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS OS INCHES RAINFALL OR GREATER CUALESS SUCH STORM ENDS ATTER 500 PM DIO ANY FRIDAY OR ON ANY NON-VORKING SATURDAY, NON-VORKING SUNDAY OR ANY NON-VORKING FEBERAL HOLDBAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE REXT BUSINESS DAY AND/OR VORKING DAY, WHICHEVER OCCURS FIRSTS (A) DISTURBED AREAS OF THE PRIMARY PERMITTEES CONSTRUCTION STIF (8) BAREAS USED BY THE PRIMARY PERMITTEES OF SITE SHALL BE CONSTRUCTION STIF (8) BAREAS USED BY THE PRIMARY PERMITTEES SITE SHALL BE CONSTRUCTION STIF (8) BAREAS USED BY THE PRIMARY PERMITTEES SITE SHALL BE CONSTRUCTION STIF (8) BAREAS USED BY THE PRIMARY PERMITTEES SITE SHALL BE CONSTRUCTION STIF (8) BAREAS USED BY THE PRIMARY PERMITTEES SITE SHALL BE LOBSERVED IN THE PRIMARY PERMITTEES SITE SHALL BE CONSTRUCTION STIF (8) BAREAS USED BY THE PRIMARY PERMITTEES SITE SHALL BE LOBSERVED IN THE PRIMARY PERMITTEES SITE SHALL BE LOBSERVED IN THE PRIMARY PERMITTEES SITE SHALL BE LOBSERVED IN THE PRIMARY PERMITTEES SITE SHALL BE CONSTRUCTION STIF (8) BAREAS USE AND STIF PART HOLD FOR THE PRIMARY PERMITTEES SITE SHALL BE LOBSERVED IN THE PRIMARY PERMI

A NOTICE OF TERMINATION IS SUBMITTED.

4) CERTIFEED PERSONNEC PROVIDED BY THE PRIMARY PERMITTED SHALL INSPECT AT LEAST DAKE PER MOINT BURNIST THE TERM OF THIS PERMIT THE, WHILL A NOTICE OF TERMINATION MAS BEEN SUBMITTED IN HE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNIAL VOCETATION AND A SCENING OF TARREST PERENNIALS APPROPRIATE FOR THE REGION THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR POLLUTANTS ENHERING THE DRAINAGE SYSTEM AND THE RECEIVING WATERCS, REGION AND SEDIMENT CONTROL HEASURES IDENTIFIED IN THE PLAN SHALL BE DISSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, VHEEP DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCENTIAL WHETHER ERISSION FOR THE PROVINCE HEADING FOR THE PROVINCE AND THE RESULTS OF EACH INSPECTED.

ILI NUCLEVINO MALEKISA.

(S), BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL. NEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION COURTROL, PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

PRACTICAL BUT IN NO CASE LATER THAN SEVEN OF CALENDAR BAYS FULLDVING EACH INSPECTION.

(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAMECS) OF CERTIFIED PERSONNEL WARING EACH INSPECTION, THE DATECS) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERREDIATE OR FINAL), HAJOR DISSERVATIONS RELATING TO THE INPLEMENTATION OF THE EROSION, SEDDENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE VITH PART IV.3.4.ACS, OF THE PERMIT SHALL BE HADE AND RETAINED AT THE SITE OR BE READLY AVAILABLE AT A DESIGNATED AIR SHE THAT SET OF THAT PARTITION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED INS UNBERGORE FINAL SHALLARION OF A READLY AVAILABLE BY THE SECOND BUSINESS DAY ANDORS VERKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT DENTIFY AND SONT DENTIFY ALL DESCRIBED AND THE THAT THAT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPILANCE VITH THE SEGION, SEDIMENTATION AND POLLUTION CONTROL PRACTICES ARE IN COMPILANCE VITH THE SEGION, SEDIMENTATION AND POLLUTION CONTROL PLAN.

THESE CONSTRUC DR IN PART, AND AR OF INCECATION OF PRECISION OF OTHERWISE CARE MANNIER MOST ARE ANY OTHER RIOJA SPECIFICALLY WITHOUT WRITH



PRECISION Planning Inc. @

NORTH HWY 11 COMMERCIAL TRACT 62

CONT EROSION C

MICHAEL TODD PARKER evel II Certified Design Profession ERTIFICATION NUMBER 0000054207 ISSUED: 6/23/20 EXPIRES: 6/23/23

C5.4

2/22/2021 DATE

C20174 PPI PROJECT NO.

GSWCC

#31

(1), THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST OFF OF EACH RAINFALL EVENT OSSCRIBED BELOW, FOR A QUALIFING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEDINNING OF ANY STORMAREN DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY—FINE (45) MINUTES ON AS SOON AS POSSIBLE.

(2), HOWEVER, WHERE MANUAL AND ALTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED HIS PERMIT), OR ARE REYOND THE PERMITTEE'S CONTROL THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORWWATER DISCHARGE.

(3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS

(A). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEMING WATER OF FROM AN OUTFALL, THE FIRST RAIN EVENT THAT RECAIRS OR EXCEDS 0.5 NOH WITH A STORMANTER ISSURANCE THAT OCCURS DURING NORFUL BURNESS HOURS AS DEPINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION STEED AS THE SAMPLING LOCATIONS; IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

THE LOCATION SELECTED AS THE SAMPLING LOCATION;

(8). IN ADDION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS O.5, INCH WITH A STORMANER OBSCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DETHED IN THIS PERMIT ETHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE SEEN COMPLETED, BUT PRIOR TO SUBMITAL OF A NOT, IN THE ORNINGSE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, MICHESPER COLDES FIRST;

THE SAMPLING LOCATION, WINCHEVER COMES HRST;

(C), AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOYE, IF BIMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECENNIC WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESKREM, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SHAPED AND THE AREA OF THE SITE FOR EACH SUBSCOUGHT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIORY STANDARD IS ATTAINED, OR UNTIL POST—STORM EVENT INSPECTIONS DETERMINE THAT BURNES ARE PROPERLY DESIGNED, MISTALLED AND AMMINIANES.

INSTALLED AND WAITINHED;

(D), WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NO POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, I ACCORDANCE WITH PART IV.O.4.A.(B), MUST INCLIDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF MAY SAMPLING WAS NOT PERFORMED, PROVADING THIS JUSTIFICATION DOES NOT RELEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING WAS ASSETTED. OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

(c). DUSING CONSTRUCTION ACTIMIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE HET THE SAMPLING REQUIRED BY (A) BROVE SHALL SAMPLE IN ACCIDENCE VITH (A) BY THE SAMPLING REQUIRED BY (B) ADDITION ACTIVITIES THAT HAVE HET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING DITHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO NEET THE REQUIREMENTS OF (A) AND (B) ADDVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RATH EVENT THAT REACKES OR EXCEEDS 0.5 INCH AND ALLOVS FOR SAMPLING AT ANY TIME OF THE DAY OR VERS

REPORTING OF SAMPLING

REQUIREMENTS FOR REPORTING OF SAMPLING POINTS ARE LISTED BELOW IN ACCORDANCE H PART IV. OF THE GAR 10001-STAND ALONE PERMIT

III. THE APPLICABLE PERMITTES ARE ROUBED TO SUBMIT THE SAMPLING RESULTS TO THE EPO AT THE ADDRESS SHOWN IN PART ILC. BY THE FIFTEMTH MAY OF THE MONTH FOLLOWING THE REPORTING PEPROD, REPORTING PEPRODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS STALL BE IN A CLEARLY ELEGIBLE FORMAT. HOWN WITHERS HOTHERATING RESULTS STALL BE IN A CLEARLY ELGIBLE FORMAT. HOWN WITHEN HOTHERATING FROM THE APPLYONGE AND ADDRESS OF ANY STORMATHER DISCOMMENCES) OR THE RECEIVED WHITE ADDRESS AND THE PROPERTY OF A PROPERTY

6. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND

- c. THE DATE(S) ANALYSES WERE PERFORMED:
- THE TIME(S) ANALYSES WERE INITIATED;
- M. THE NAVE(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES: PREFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE AVAILYTICAL HINDUES OR METHODS USED:

g. The results of such analyses, including the bench sheets, instrument eadouts, computer disks or tapes, etc., used to determine these results; h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU:

LOPRIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

I.-CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT STALL BE SUBJUTTED BY
RECTURN RECEIPT CERTIFIED MAIL (OR SUBLAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE
OF THE EPD ACCORDING TO THE SCHEDULE IN APPEADED, AS OF THIS PERMITT. THE PERMITTEE
SHALL RELINI A CORY OF THE PROOF OF SUBJUTTAL AT THE CONSTRUCTION STIE OR THE
PROOF OF SUBJUTTAL SHALL BE READLY AVAILABLE AT A DESIGNATED LOCATION FROM
COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBJUTTED IN
ACCORDINGE WITH PART W.

RETENTION OF RECORDS

REQUIREMENTS FOR RETENTION OF RECORDS ARE LISTED BELOW IN ACCORDANCE WITH TIVE OF THE GAR 10001-STAND ALONE PERMIT

I. THE PRIMARY PERHITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMENCE-HART OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBNITTED IN ACCORDANCE WITH PART VI.

o. A COPY OF ALL NOTICES OF INTENT SUBNITTED TO EPD)

#32

#34

a copy of the erosion, sedimentation and pollution control planeouired by this perkit;

c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE VITH PART IVAS. OF THIS PERMIT; d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY

a. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT.

F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART IILD.2. OF THIS PERMIT) AND

g. DATLY RAINFALL INFORMATION COLLECTED IN ACCORDANCE VITH PART IV.D.4.A.(2). DF THIS PERMIT.

IVUDAACE). OF THIS PERHIT.

2. COPICS OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SANCLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL, PLANS, RECORDS OF ALL DATA USED TO CORPORED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE VHE EITHER PRODUCED BY USED IT FOR A PERMID OF AT LEAST INREE YEARS FROM THE DATE THAT THE NOT ISSUED IT FOR A PERMID OF AT LEAST INREE YEARS FROM THE DATE THAT THE NOT ISSUED ALL REPORTS OF THE NOTICE OF A PERMITTEE OF THE PERMITTEE VALUE OF SUBJECTS OF AT A DESIGNATED ALTERNATIVE LOCATION DAGE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTEE'S PRIMARY PLACE OF SUSPENSES OR AT A DESIGNATED ALTERNATIVE LOCATION DAGE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTEE'S PRIMARY PLACE OF SUSPENSES OF AT DESIGNATED ALTERNATIVE LOCATION DAGE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

SAMPLE METHODS #33

(1), FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S), SAMPLES TAKEN FOR THE FURPOSE OF COMPLIANCE WITH THIS PERMIT SMALL BE REPRESENTATING OF THE WORNORED ACTIVITY AND REPRESENTATING OF THE WATER CHARTY AND REPRESENTATION OF THE WATER CHARTY WATER CHARTY AND REPRESENTATION OF THE FOLLOWING WHARMAN GLOBELY OUTFALLS USING THE FOLLOWING WHARMAN GLOBELY OUTFALLS USING THE FOLLOWING WHARMAN GLOBELY OUTFALLS USING THE PROPERTY OF THE WATER CHARTY OUTFALLS WATER CHARTY OUTFAL

STORMANER OUTPLUS USING THE FOLLOWING WINDOWN GUDGLINES:

(A). THE UPSTREM SAMPLE FOR EACH RECORNIG WATER(S) UNTS BE TAKEN INMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORMANER DISCHARGE FROM THE PERMITTED ACTION (LE., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORMANER DISCHARGES HOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEDING WATER(S) MAY NEED TO BE TAKEN AND THE ARTIMHETIC ACTIVITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

AND/AGE OF THE TORROUTE OF THESE SAMPLES USED FOR THE OPISHEAM TORROUTE VALUE.

(B). THE DOWNSTREAM SAMPLE FOR EACH RECEMBING WATER(S), MUST BE TAKEN DOWNSTREAM OF THE COGRUENCE OF THE LAST STORMANER DISCARGE FROM THE PERMITTED ACTIVITY (J.E., THE DISCARGE FROM THE PERMITTED ACTIVITY (J.E., THE DISCARGE FROM THE STORMANER DISCARGE FOR ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEMBING MATTRICES OF THE TORROUTE OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

(c), ideally the samples should be taken from the horizontal and vertical center of the recembig water(s) or the stordwater outfall channel(s).

(0). CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEMING WATER(S) OR IN THE OUTFALL STORMMATER CHANNEL.

(E). THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM. (F). THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

(F). THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

(Q), PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDSTURBED MATURAL AREAS OR NAMES STRANGES OF THE PRODUCT FOR PURPOSES OF THIS SECTION, STABILIZED SHALL BUSH, FOR UMPAYED AREAS AND AREAS NOT CONTRIBED BY PERMINENT STRUCTURES AND AREAS NOT CONTRIBED BY PERMINENT STRUCTURES AND AREAS LOCATED CONTRIBED BY PERMINENT STRUCTURES AND AREAS FOR A LANGHOLL CALL THAT HAS BEEN CERTIFIED BY PED FOR MASTE DESPOSAL, LIDOX OF THE SOIL SURFACE IS UNFROMINT OF THE PERMINENT VICENTIANT OF THE AREAS, OR CHARGE OF THE PERMINENT VICENTIANT OF THE AREAS, OR CHARGE OF THE PERMINENT STRUCTURES AND AREAS, OR CHARGE OF THE PERMINENT STRUCTURES AREAS, OR CHARGE OF THE PERMINENT AS SECURIOR OF TARGET CROP PERMINENT APPROPRIATE FOR THE RECORD.

A SEEING OF TARGET GROP PEDERMANS APPROPRIATE FOR THE REGION).

(I), ALL SAMPLING PURSUANT TO THIS PEDAIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING WETHOOS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORMANDER RUNGET FROM THE CONSTRUCTION SITE IS AN COMPLIANCE WITH THE STANDARD SET FORTH AN PAYER ILLO, SO IN LLO, & WINCHERE IS APPLICABLE.

NTU LIMIT RATIONALE

REFER TO APPENDIX "B" WITHIN NPDES GAR 100001 PERMIT FOR NTU LIMIT CHART BASED ON STREAM TYPE SUPPORTING WARM WATER FISHERIES OR TROUT STREAMS.

SIZE OF CONSTRUCTION SITE: 1.61 AC AC.

SURFACE WATER DRAINAGE AREA: 0-4.99 SOUARE NILES

TYPE OF RECEIVING WATER: WARM WATER (SUPPORTING WARM WATER FISHERIES)

NTU VALUE TO BE USED: 75

PRE- VS. POST RUNOFF #45

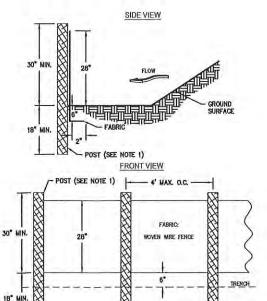
REFER TO STORMWATER MANAGEMENT REPORT FOR DETAILED ANALYSIS OF PRE-DEVELOPED RUNOFF CONDITIONS, POST-DEVELOPED RUNOFF CONDITIONS, AND CONTROLS DESIGNED TO CHANGES IN SITE CONDITIONS DUE TO DEVELOPMENT (I.E. WATER QUALITY, CHANNEL PROTECTION), AND/OR DETERMINN).

PRE-DEVELOPED RUNOFF COEFFICIENT (CURVE NUMBER): 61

POST-DEVELOPED RUNOFF COEFFICIENT (CURVE NUMBER): 92 SUMMARY OF POST-DEVELOPED STORMWATER CONTROLS USED: EXTENDED DRY DETENTION PO

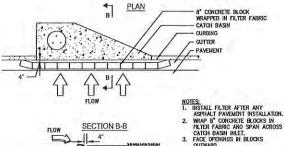


Topographic Map--Receiving Waters to Stream



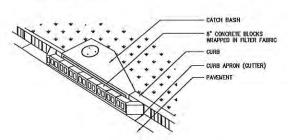
NOISS:
1. USE STEEL POSTS AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. SILT FROME FARBIC SHALL BE APPROVED BY CITY OF LILBURN AT PRE-CONSTRUCTION MEETING AND BEFORE INSTALLATION.

SEDIMENT BARRIER Sd1-S TYPE (SENSITIVE)



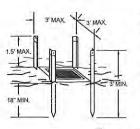
SECTION B-B FLOW 4" CONCRETE CATCH BASIN

TACE OF PRINCES OF BLOCKS
OUTWARD AP OF APPROXIMATELY
4 NICKES BETWEEN THE CURB
AND THE FILTERS TO ALLOW FOR
OVERFLOW TO PREVENT
HAZARDOUS POROING.
INSTALL CUILLET PROTECTION
BELOW STORM DRAIN OUTLETS.



INLET SEDIMENT TRAP Sd2-P

STEEL FRAME AND SILT FENCE INSTALLATION



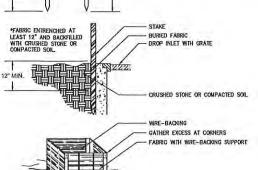
NOTES:

1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).

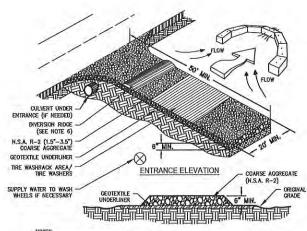
2. THE STEEL POSTS SUPPORTING THE SLIT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERMIETER OF THE INLET (MAXMUM OF 3' ADM

APART). THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP. THE FABRIC SHOULD BE ENTRENCHED AT LEAST

12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.



INLET SEDIMENT TRAP Sd2-F TYPE (FILTER FABRIC W/SUPPORTING FRAME)



NOTES:

1. AVIOL DOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VECETATION AND OTHER URSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSTIVE DRAINAGE.
3. AGGREGATE SZEE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WOTH SHALL BE COLAL FULL WOTH AT ALL POINTS OF VEHICULAR ECRESS, BUT NO LESS THAN 20".
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE "REDEDED TO MAINTAIN DRAINAGE OTTOKES.
8. WHEN WASHING IS RECORDED, IT SHOULD BE DONE ON A AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN PAPPOLD SCHOOL SCHOOL THAT OR SEDIMENT GRANIN CHARACE RUNGEF AND DRAINS INTO AN PAPPOLD SCHOOL THAT OR SEDIMENT GONING DEVICE).

9. WASHRACKS AND/OR THE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF

DRAINAGE FROM THE EMTRANCE TO A SEXUMENT CONTIROL DELYCE),
IN ANSHACKS AMO/OR THER WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF
NECESSARY, WASHIACK DESIGN MAY CONSIST OF ANY MATERIAL <u>SUITABLE</u> FOR TRUCK TRAFFIC THAT
REMOVE MUD AND DIRT.
O.MAINTAIN AREA IN A WAY THAT PREVIENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC
RIGHTS—OF—MAYS, THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES
USED TO TRAP SEDIMENT.

CONSTRUCTION EXIT Co





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EROSION CONTROL NOTES AND DETAILS

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CONSTRUCTION SPECIFICATIONS

I, GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MALCH. 2.INSTALL REEDE EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, EIVERSIONS, BERMS, TERRACES AND SEDMENT BARRIERS. 3. LOSSEY COMPACT COLL TO A MINIMUM DEPTH OF SINCHES.

BELLET DIEGIET EINFLAGINGE MATSHALLEN DEPRYTÄT TIE COPHITIECATED.

LIOT STERVON DIEW SAULE LAR PER DATA ORPHITI OF 20 INDICESE RODRIGORO COMPLETE
SOIL COMPRIGE. DIE REMAINAGE OF THIS NATISHALL IS DATA PREJIGATION.

CHANGE VAN SENAL PRODI TIEC CERRICO STRICE OF ESYGLOPISM SPOLULI RESUNITORISTIC DE CROME (MATSHAL PRODI TIEC CERRICO STRICE OF ESYGLOPISM SPOLULI RESUNITORISTIC DE CONTROL COSTA DE LA CALL THE SERVICE OF MATSHALL ON SOULI DES MATSHALL IN RECEE EROSSICA CONTROL COSTA DE LA CALL THE SERVICE OF MATSHALL THOS DATA CALL ON SPERACE (OR I).

CALLON ASPINAT TIS CONTROL COSTA ON SPILL ES APPLIEDAT TOS GALLONS PER ACRE (OR I).

METHODS AND MATERIALS

A. TEMPORARY METHODS

TILLAGE

VEGETATIVE COVER

SPRAY-ON ADHESIVES

B. PERMANENT METHODS

PERMANENT VEGETATION

TOPSOILING

DUST CONTROL ON DISTURBED AREAS

Ds1 Disturbed Area Stabilization (W/ Mulching Only) Du

CONDITIONS

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 S.F	RATE PER ACRE	PLANTING DATES***
RYE	3,9 lbs	3 bu,	9/1-3/1
RYEGRASS	0,9 lbs	40 lbs	B/15-4/1
ANNUAL LESPEDEZA	0,9 lbs	40 fbs	1/15 - 3/15
WEEPING LOVE GRASS	0.1 lbs	4 lbs	2/15 - 6/15
SUDANGRASS	1.4 lbs	60 lbs	3/1-8/1
BROWNTOP MILLET	0.9 lbs	40 lbs	41-7/15
WHEAT	4.1 lbs	3 60	9/15 - 2/1

CONSTRUCTION SPECIFICATIONS

GRADING AND SHARING

EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND WISTALLED ERIGION CONTROL PRACTICES SUCH AS CLOSED DRAWS, DITCHES, DIKES, DIVERSIONS, SEDMENT BARRIERS AND OTHERS

NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABLIZED BY HA SEEDBED PREPARATION

WHEN A HYDRAULIC SEEDER IS USED, SEEDBED FREPARATION IS NOT RECURRED. WHEN USING CONVENTIONAL OR INMOSEEDING, SEEDBED FREPARATION IS NOT REQUIRED IF THE SOL MATERIAL IS LOOSE AND NOT SEALED BY RANFALL.

LIMEANDFERTRIFER

AGRICUL TIBAL LIME IS REQUIRED UNISSES BOUT FESTS INTICATE OTHERWISE. APREV AGRICUL TIBAL LIME AT A PATE OF ONE TOWER AREA GENZED AGRESS REQUIRE LIME APPLICATION. SOAS COME RESTED TO DETERMINE FERTILIZER IS RECEDED. ON REASONABLY FERTIL SOAD OF ROOM MATERIAL, FERTILIZER IS NOT RECORD. ON SOLES WITH VERY LOW FERTILITY, SOAT TO TOM FOUNDS OF "LO HIS PERTILIZER CHT THE ECONOMISTIC FEATORS (FITH LIBES) TOWN SOS FT.) SHALL BE AFFLICE, FERTILIZER CHT ECONOMISTIC FEATORS (FITH LIBES) TOWN SOS FT.) SHALL BE AFFLICE, FERTILIZER CHT.

SEEDING

SELECT A GRASS OR GRASS-LEGUME MINTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR SEED SHALL BE APPLIED INFORMLY BY HAND, CHIC ONE SEEDER, DRILL OUL IFFAMORS SEEDER, DRILL SEEDER, BURNIN WICLIAMS SEEDER, DESTE MAD FERRILLERIJ. ORILL OR OUL PHODER SEEDERS SHOULD DOWNLLY FLACE SEED AND CONCLUMENT OF OWNER OWNERS. OF CHICAGO FLACE SEED AND THE SEED DANNING IS TEN THIS SEED OWNERS. SO SHOULD GET APPROPRIATE OFFINIT OF ANALYSIS IS TEN THIS SEED OWNERS. SO SHOULD GET APPROPRIATE OFFINIT OF ANALYSIS IS TEN THIS SEED DISTANCE. SO SHOULD GE TAYSED' LICHTLY TO COVER SEED WITH SOLL IF SEED DISTANCE.

AUL CHENG

TEMPORARY YEGETATION CAN, IN MOST CASES, BE ESTABLISHED INTHOUT THE USE OF MULCH, MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHOTH TERM PROTECTION REFER TO DSI DISTURBED AREA STABLIZATION (WITH MULCHING ONLY).

IRRIGATION. DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNCEF AND EROSION THE SOIL SHALL BE THOROUGHLY INETTED TO A DEPTH THAT MILL INSURE GERTIMATION OF THE SEED, SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN MEEDED.

DISTURBED AREA STABILIZATION Ds2 (WITH TEMPORARY VEGETATION)

APPEARANCE OF GOOD SOD

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION

LAY SOO IN A STAGGERED PATTERN. BUTT THE STRPS
TIGHTLY AGANTS EACH OTHER. DO NOT LEAKE SPACES
AND DO HOT OVERLAP. A SHAPPOIND MASON'S
TRONEL IS A HAMBY TOOL FOR TUCKING DOWN THE
ENDS AND TRIMAND PACES.

DIRECTIONS FOR INITIAL MAINTENANCE

Step 1, ROLL SOO IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOO

Step 3. NOW WHEN THE SOO IS ESTABLISHED -- IN 2-3 WEEKS. SET THE NOMER

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

DS3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, WINES, GRASSES, OR LEGIMES ON EXPOSED AREAS FOR FINAL PERMANENT STUBILIZATION, PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABLLEATION.

CONDITIONS

PERIUMENT PERENNAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS HICLUDING CUTS, FILLS, DAVIS, AND OTHER PERIUDED AREAS.

SPECIFICATIONS GRADING AND SHAPING

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIRMENT IS TO BE USED. YERTICAL BANKS SHALL BE SLOPED TO EMBLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE FENSIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SHELLY AND

CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE OVERFIED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT FRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRALLIC SEEDING AND FERTIL WING COLVIMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS POLICIONS:

BRONDAST FLAMMINS

1. TILLAGE AT A KIMMINS SHALL ADEQUATELY LOOSEN THE
SOLL TO A DEPTH OF 1 TO 6 NICHES; ALLEWATE COMPACTION,
INCORPORATE LINE AND FERTILIZER, SHIGOTH AND FIRM THE
SOLL ALLOW FLOW THE PROPER THE ACCESSION OF STRAWLOR
HAV MILLOW FLOOR IS TO GE USED
HAV MILLOW FLOOR STO GE USED
TILLAGE SHOULD BE DONE WITH ANY SURFALE EQUIPMENT,
3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE
FEASIBLE.

4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SON SUMFACE SHALL BE PITTED ON TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO FLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULUS GERMINATE.

AND VIOLEL PLANTS

1. WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCALATING PROPERTY OF DIBBLE PLANTING.
2. FOR MURSERY STOOK PLANTS HOLES SHALL BE LARGE ENOUGH TO ACCOMMODITE FROOTS WITHOUT GROWDING.
3. WHERE PINE SEED KINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW SHICKLES DEEP ON THE CONTOR FOURT OS SM MOWITHS PRIOR TO PLANTING SUBSOILING STOULD BE DONE WHEN THE SOIL IS DRY, PREFERDAL IN ADJOIST OR SEPTEMBER.

PLANTING

HYDRAULIC SEEDING

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDISED. FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OF HEAP INCEPARIOL SEEDER, OF HEAN SEEDING TO STRIBUTE THE SEED UNIFFORMLY OVER THE AREA TO BE TREATED. COVERT HE SEED UNIFFORM HIM 18TO IAI MEN OF SON, FOR SMALL SEED AND 12TO I WICH FOR LANGE SEED WHEN USING A CULTIPACKER OR OTHER SULTRAE EQUIVATION.

NO-TILL SEEDING IS FERMISSIBLE INTO ANNUAL, GOVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE FEMPORAPY COVER STAND IS SPARSE EXOLUTE OF A LOVE MEDICATE GROWTH OF THE PERILMENT PERENNIAL SPECIES. NO-TILL SEEDING SULL DE DONE WITH APPROPRIATE FOO TILL SEEDING EDUPMIENT THE SEED MUST DE UNIFORMLY DISTRIBUTED AND PLANTED AT THE

INDIVIDUAL PLANTS

SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND TOOLS. FINE TREES SHALL BE PLANTED HANDLY IN THE SUBSOL PURROW EACH PANT SHALL BE SET IN A MANINER THAT WILL AVOID CRONDING THE ROOTS. MURSERY STOCK REAVES SHALL BE PLANTED AT THE SAME DEPTH OF SLIGHTLY DEEPER THAN THEY GREWAT THE MURSERY. THE THEY DE WIRES AND STROKE SHUST BE AT OR SLIGHTLY ADDRESS HILLS THE AT THE MURSERY. HE THEY DE WIRES AND STROKE SHUST BE AT OR DIRECT PRINTED SHALL BE PLANTED BY THE BOTTOM OF THE HOLE OF THE OFFICE OF SIGHTLY BE ADDED ON THE PLANT.

FERTILIZER RE	QUIREMENTS		SHAL	L BE SET IN THE HOLE
TYPES OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT NAPAK	RAJE	TOP DRESSING RATE
1, Cod sesson grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs/ac, 100 lbs/ac. 400 lbs./ac.	50-100 lbs/ac, 1/2/
2. Cooliseason grasses and Second legares	Fost Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs/ac, 100 lbs/ac, 400 lbs./ac.	0-50 lbs/ac. 1/
3. Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs/ac, 800 lbs/ac, 400 lbs./ac,	50-100 lbs/ac, 2/6 50-100 lbs/ac, 2/ 30 lbs/ac,
4. Warm season grasses and segumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs/ac, 1000 lbs/ac, 400 lbs./ac,	50-100 lbs/ac,/6/

SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL

THE FOLLOWING AND APPLY AS INDICATED: 1, DRY STRAW OR DRY HAY OF GOOD OUALITY AND FREE OF WEED SEEDS CAN BE USED, DRY

USED, DRY
STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE
APPLIED AT
A RATE OF 2 1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULUS
SEEDING IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRYSTRAW
OR DRY.
ANY SHALL BE APPLIED AT THE RATE MODICATED ABOVE) AFTER HYDRAULUS SEEDING
3. DRC THOUSAND DRUDGE OF WOOD CELLULOSE OR WOOD PILP PIBER HYBRIA
THOUGHER SHALL BE USED WITH WORD MUSC SEEDING OF SLOPES 34'1 OR STEEPER
4. SERVICA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE
OF

OF THREE TONS PER ACRE. 5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR

S. PICES OF STATES AND STATES AND

NOT REQUIRED. 7. BITUNINOUS TREATED ROYNIG MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR ORY WATERWAYS TO PREVENT EROSION, BITUNINOUS TREATED ROYNIG SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED, APPLICATION PAITES AND DISTRIBULIS MUST REFE GEORGIA DEPARTMENT OF TRANSPORTATION.

WHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH

STRAW OR HAY MUCCH WILL BE SPREAD UNIFORNIL Y WITHIN 24 HOURS AFTER SEEDING AND OR FLANTING. THE MULCH MAY BE SPREAD BY BLOWER TYPE SPREADING FOURMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75%.

THE SON SURFACE WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MILCH IMMEDIATEL Y AFTER APPLICATION BY ONE OF THE FOLLOWING METHIODS .

1. EMUS SIFED ASSPILLT CAM BE (A) SPRAYED LIMPORMLY ONTO THE MILCH AS IT IS EXECUTED FROM THE US ONER MACHINE OR (B) SPRAYED ON THE MILCH MISCOURTELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHE TIMM

THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MINTINE ASHS FOR THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRAVE SS-1H OR CSS-1H BMLL SIFED ASPHALT AND 100 GALLONS OF WATER FER TON OF

CAMES SAUL BE TAKEN AT ALL TIMES TO PROTECT STATE
WATERS, THE PUBLIC, ADJACENT
PROCPERTY, PAVELENTS, CURBS, SIDEWALKS, AND ALL OTHER
STRUCTURES FROM ASPIALT

STRUCTURES FROM ASPIALT DISCOURDING MANUAL DEPRESSED WITO THE STRUCK AND STRAWFILLED HOLD BE PRESSED WITO THE STRAWFILE Y AFTER THE INSTANCE BE SHOOTH OR STRUCK BE SHOOTH OR STRUCK BE SHOOTH OR STRUCK BE AND 8 TO 12 INCHES APART. THE EDGES OF THE DISCOURTE OF THE SHOOTH OF THE SHOO

COMUNITION WITH OR IMMEDIATELY AFTER THE MILICH'S SPREAD. SINHERTOR TO AGRIFISHED ACCORDING TO MANUFACTURE S SPECIAL SINHER SPECIFICATIONS REFER TO THE "TACKNIFERS SPECIFICATIONS REFER TO THE TACKNIFERS AND BINDERS."

A RIC ON WINDER OF RELLUCED WITH FALL AND WINTER AND OF THE RELLUCED WITH FALL AND WINTER WINDERS AND WINDERS OF THE W

IRRIGATION

IRRIGATION SHALL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 S.F	RATE PER ACRE	PLANTING DATES***
BAHIA	1.4 LBS	60 LBS	1/1-12/31
BERMUDA	0.2 LBS	10 LBS	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 LBS	75 LBS	1/1-12/31
WEEPING LOVE GRASS	0.1 LBS	4 LBS	2/1-6/15
SWITCH	0.9 LBS	4 LBS	3/15-6/1

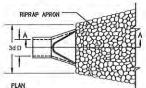
TABLE 6-6.1. FL	ERTILIZER REQU	REMENTS FOR SO	DIL SURFACE API	PLICATION
FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/ACRE)	SEASON	
104010	1000	0,025	FALL	

TYPES OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT 149-K	RATE
BERVUCAGRASS	Common Taway Tifgreen Tifawn	M-L, P, C P,C P,C P,C	WARM WEATHER
BAHAGRASS	Pensacola	P,G	WARM WEATHER
CENTIPEDE	-	P,C	WARM WEATHER
ST. AUGUSTINE	Common Biterblue Raisigh	C	WARM WEATHER
ZOYSIA	Ernerald Myer	P,C	WARM WEATHER
TALLFESCUE	Kentucky	M-L, P	COOL. WEATHER

TABLE 6-6.3. FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT NAP-K	RATE	TOP DRESSING RATE
Cool stason graties	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs/ac. 100 lbs/ac. 400 lbs./ac.	50-100 lbs/ac. 1/2/ 30
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs/ac. 800 lbs/ac. 400 lbs, /ac.	50-100 fbs/ac, 2/6/ 50-100 fbs/ac, 2/ 30 fbs/ac,

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



 D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSHAN 6". 3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TALLWATER DEPTH OR TO THE

A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

PIPE OUTLET TO WELL DEFINED CHANNEL

RIPRAP APRON

SECTION A-A

TOP OF THE BANK (WHICHEVER IS LESS).

La IS THE LENGTH OF THE RIPRAP APRON.

Velocity Dissination Summary (25 year storm)

Headwall ID	Pipe Diameter (D _o) (in)	Pipe Discharge (cfs)	Pipe Velocity (fps)	Rip-Rap Size d _{so}	Width of Apron w=30, (ft)	Apron Lenglh (La) (ft)	Width of Apron W=0,+La (fl)	Filler Bedding Slone	Graded Rip Rap Stone
HW 1A	24	6.60	3,8	0.3	6.0	9	11	No. 57	Туре 3

STORM DRAIN OUTLET PROTECTION



CONT EROSION DET

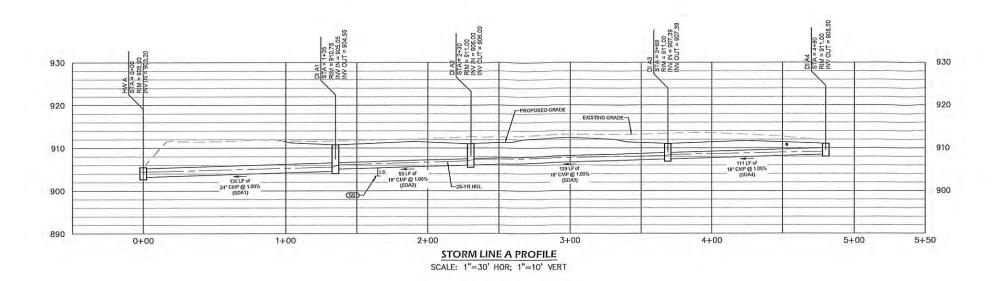
2/22/2021 C20174 PPI PROJECT NO.

C5.6

SHOOTS OR GRASS BLADES: GRASS SHOULD BE GREEN AND HEALTHY, NOWED

THATCH: GRASS CLIPPINGS AND DEAD LEAVES (UP TO 1/2" THICK).

SECTION A-A



								25-YR ST	TORM SEWER	PIPE CHART								
LineNo.	LineID	UneSize	LineLength	InvertOn	InvertUp	LineSlope	DrainageArea	TotalArea	RunoffCoeff	InletTime	Tc	ISys	FlowRate	CapacityFull	VelAve	n-valuePipe	Inlet ID	Pipe Materia
		(in)	(ft)	(ft)	(ft)	(%)	(ac)	(ac)	(C)	(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)			
1	A1	24	135.00	903.20	904.55	1	0.34	1.17	0.90	5	8.2	7.54	6.60	12.25	3.8	0.024	A1	CMP
2	A2	18	95.00	905.05	906.00	1	0.24	0.83	0.70	5	7.6	7.77	4.43	5.69	3.6	0.024	A2	CMP
3	A3	18	139.03	906.00	907.39	1	0.28	0.59	0.55	5	6.5	8.30	3.33	5.69	2.8	0.024	A3	CMP
4	A4	18	111.01	907.39	908.50	1	0.31	0.31	0.80	5	5.0	9.08	2.25	5.69	2.5	0.024	A4	CMP

OWNER / DEVELOPER
LIFELINE MANAGEMENT GROUP LC
4747 STONE MOUNTAIN HWY STE 100
LIBURN, GA 30047
CONTACT: PAUL GOURLEY
PHONE:578-212-2190

ENGINEER
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: TODD PARKER
PHONE: 770-338-6000
EMAIL: 7071P@PPLUS

STORM SEWER PROFILE AND PIPE CHART 2/22/2021 DATE

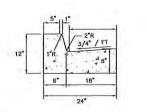
NORTH HWY 11
COMMERCIAL
TRACT
LAND LOT 62 - DISTRICT 3, PARCEL M45
M. BROAD ST.
MONROE, GA 30656

PRECISION
Planning Inc.
Planners - engineers - architects - surveyors

C20174
PPI PROJECT NO.

C6.1

Know what's below. Call before you dig.

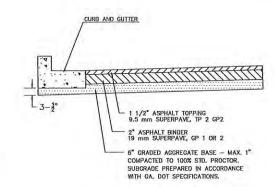


NOTES: 1: PER GA STD. 9032B MODIFIED FOR 18" GUTTER.

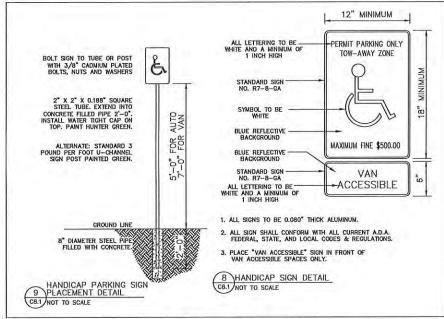
2: EXPANSION JOINTS REQUIRED AT ALL STRUCTURES, CURB RETURNS AND PLACED EVERY MAXIMUM 50' O.C.

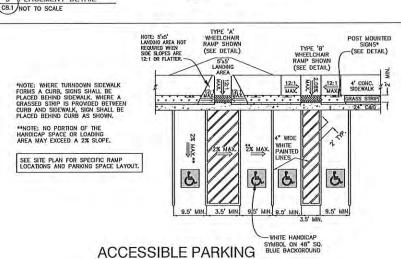
3: CONCRETE STRENGTH - 3000 PSI

24" CURB & GUTTER

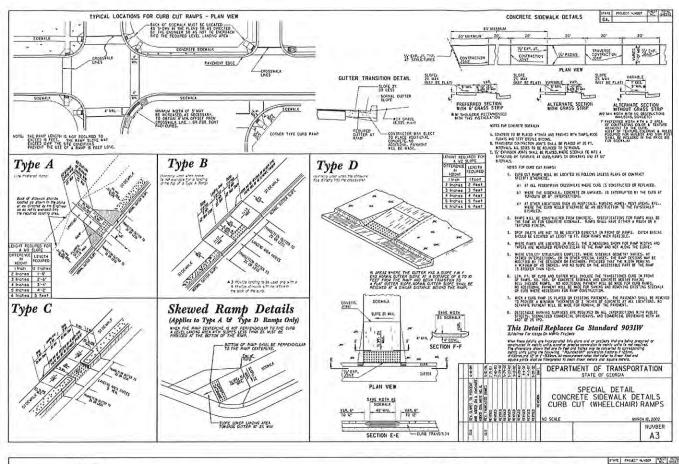


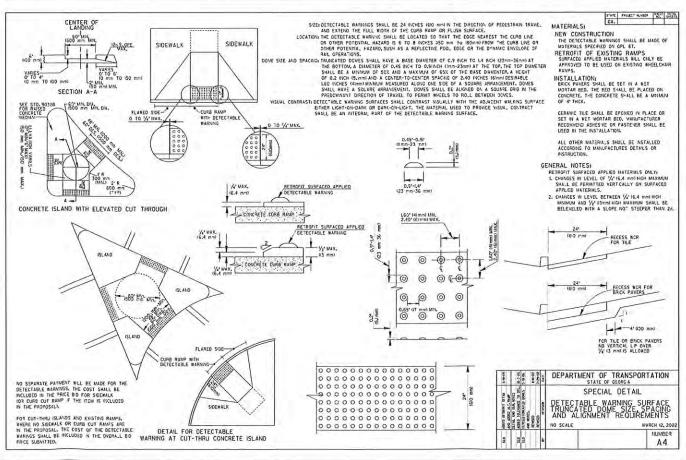
MEDIUM DUTY PAVEMENT





SPACE DETAILS









PRECISION Planning Inc.

<u>@</u>

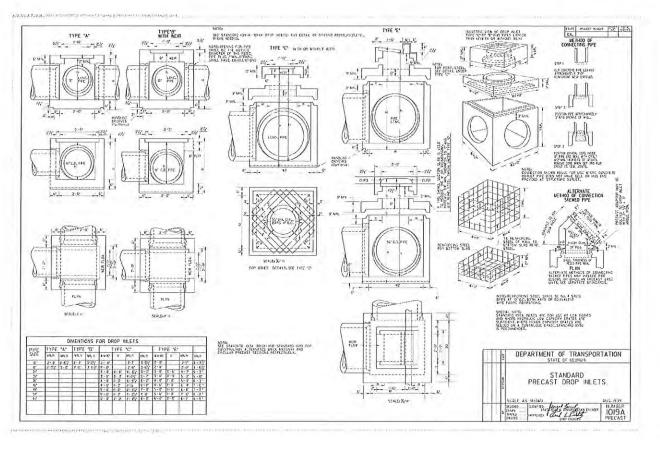
NORTH HWY 11 COMMERCIAL TRACT NORTH

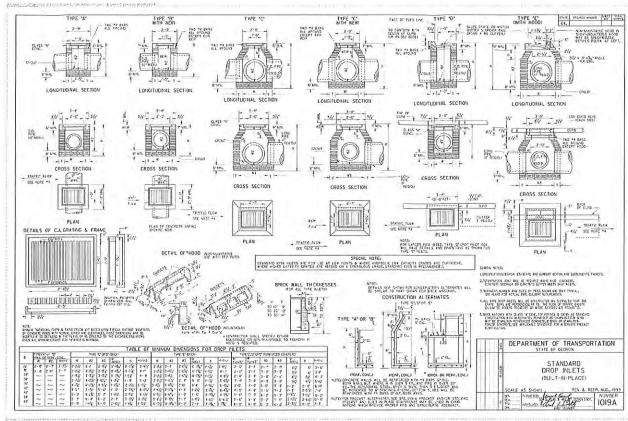
62 LOT

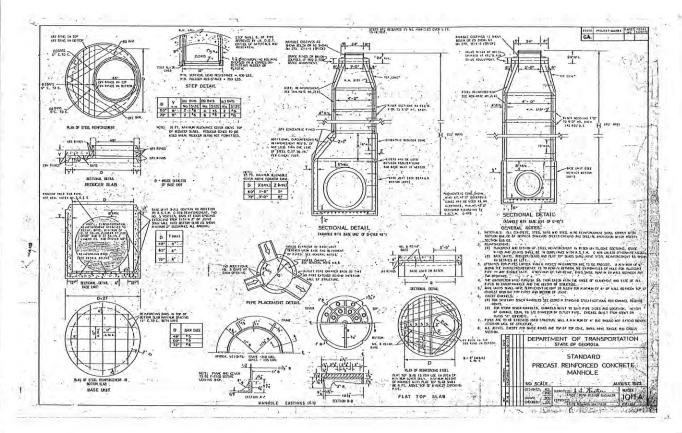
CONSTRUCTION
DETAILS

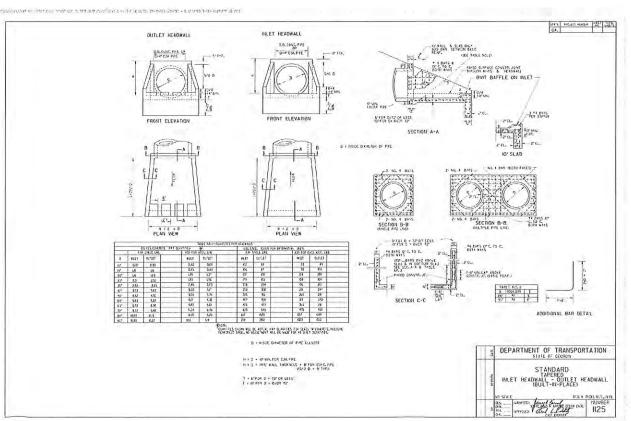
C20174

C7.1













Surveyors

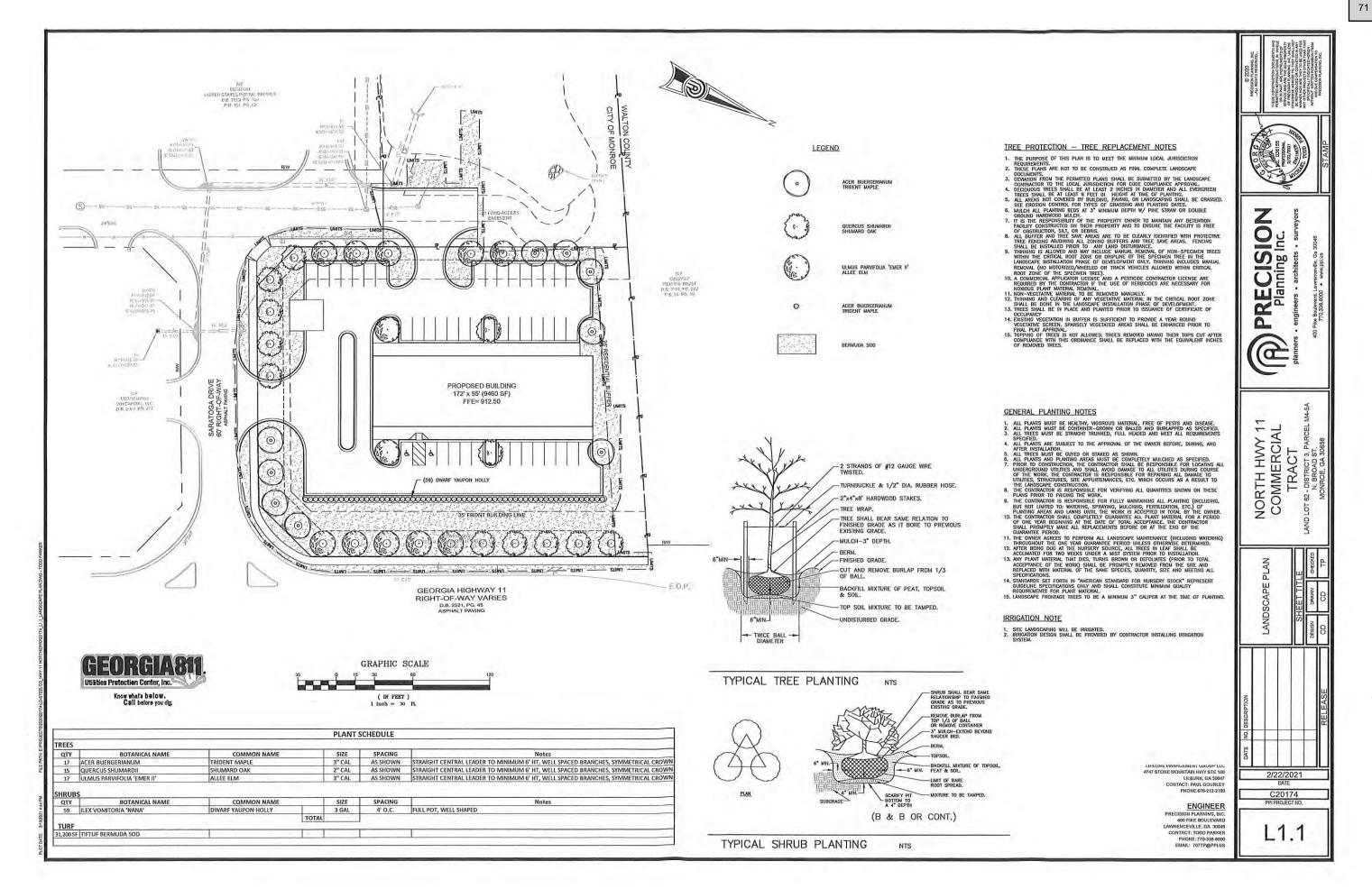
PRECISION
Planning Inc.
Planning surveyors
A00 Pige Bouleard Lawrenswile, Ga 30046

NORTH HWY 11
COMMERCIAL
TRACT
NOLOT 82 - DISTRICT 3, PARCEL M4-5A

CONSTRUCTION CONSTRUCTION	4	NOIL	"	ΓE	CHECKED	TP
		STRUC	DETAILS	IEET TIT	DRAWN	CD
NO, DESCRIPTION RELEASE		CON		Ŗ	DESIGN	8
	CRIPTION					-

C20174
PPI PROJECT NO.

C7.2



NOTICE TO THE PUBLIC CITY OF MONROE

The City of Monroe has received a request for a Certificate of Appropriateness for a new development. A public hearing will be held on April 20, 2021 before the Planning & Zoning Commission, at 5:30 P. M. for 100 Saratoga Drive.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

March 28, 2021



To:

Planning and Zoning / City Council

From:

Patrick Kelley

Department:

Planning, Zoning, Code and Development

Date:

05-05-2021

Description:

Preliminary Plat review for 1301 Alcovy St.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation:

NA

Budget Available:

NA

Requested Expense:

\$NA

Company of Purchase: NA

Since 182

Recomm<mark>endat</mark>ion: Approval subject to corrections listed in the preliminary plat review summary and copied here:

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval:

- 1. In the Notes section, provide the reference for the boundary survey, or provide a copy of the boundary survey. (7.2.3(b))
- 2. In the Notes section under #2, revise the existing address to read "1301 Alcovy Street".
- 3. Provide a Location Sketch (vicinity map) showing major surrounding features. (7.2.4(e))
- 4. In the Notes section, state the proposed use of the subdivision as "Single-Family Detached Residential." (7.2.4(f))
- 5. Revise the front building setback lines to begin at 75 feet on the following lots: 4, 5, 6, 12, 13, 14, 25, 34, 35, 36, 45, and 48. (7.2.4(g))
- 6. On lots 14 and 15, the building setback lines for these lots are crossing over each lot boundary. (7.2.4(g))
- 7. Remove the erroneous 20-foot drainage easement shown on the northwest corner of lot 40. (7.2.4(h))
- 8. Label the sanitary sewer easement shown off-site to connect to the existing lift station as a "proposed sanitary sewer easement". If a sanitary sewer easement has already been granted, then please provide a copy of the deed or easement agreement. (7.2.4(h))

- 9. Clearly demarcate the sanitary sewer and drainage easements shown on the plat. These features have the same line width and weight as building setback lines. (7.2.4(h))
- 10. Revise the street name "Monroe-Jersey Road" to read "Alcovy Street." (7.2.4(i))
- 11. Revise the preliminary plat to include proposed street names on each of the streets proposed in the development. (7.2.4(i))
- 12. Revise the tabular chart on page C.21 to contain the correct lot dimensions for all lots with curves in the lot boundaries, i.e. lot 13 should have a degree of curvature in the boundary description. (7.2.4(k))
- 13. The right-of-way line and curvature chart on the first page of the preliminary plat does not correspond to any data shown on the plat. Remove from the plat or revise the plan to label the locations of the data provided. (7.2.4(k))
- 14. In the Notes section, add a note stating the total number of lots proposed in the subdivision. (7.2.4(I))
- 15. In the Notes section, add a note stating the largest and smallest lots proposed in the subdivision. (7.2.4(I))
- 16. All lots located adjacent to intersections must have a 10-foot mitre boundary at the intersection. Revise the following lots to include the required 10-foot mitre: 1, 19, 21, 29, 31, 40, 42, and 56. (7.2.4(I) & 9.2.4)
- 17. In the Notes section, state the proposed water supplier and sanitary sewer provider. (7.2.4(n))
- 18. Show the zoning of all adjacent properties. (7.2.4(o))
- 19. Show the names of all adjacent property owners. (7.2.4(p))
- 20. Provide elevation labels on the topographic contours. (7.2.4(q))
- 21. In the Authorization Statement (owner's certification), revise "Sketch Plat" to read "Preliminary Plat." (7.2.4(x))

THE CITY OF

Background: Previously approved expired project modified to current regulations and submitted for approval to be developed at this time.

Attachment(s): Application, plat staff report with required corrections.



City of Monroe

215 N. Broad Street Monroe, GA 30655 (770)207-4674 **Plan Report**

Plan NO.: PLAT-000100-2021

Plan Type: Subdivision Plat

Work Classification: Preliminary Plat

Plan Status: In Review

Apply Date: 04/19/2021

Expiration:

Location	A ddua	
LOCATION	Anares	

1301 ALCOVY ST, MONROE, GA 30655

Contacts

Hambrick Station LLC 1038 HARDY RD, MARTIN, GA 30557 (706)765-7577 Applicant

Description: PRELIMINARY PLAT REVIEW OF 56 LOTS - P&Z MTG 5/18/2021 @ 5:30 PM - COUNCIL MTG 6/8/2021 @ 6:00 PM 215 N BROAD ST

\$0.00
0.00

Amount
\$1,120.00
\$1,120.00

Payments	Amt Paid
Total Fees	\$1,120.00
Check # 2886	\$1,120.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie adkins	April 19, 2021
Issued By:	Date
Plan_Signature_1	Date
Plan_Signature_2	Date

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

Application fees: Preliminary Subdivision Plats - \$20 per lot Non-residential Projects - 50% of BP NPDES fees: \$40/disturbed acre to EPD and \$40/disturbed acre to City of Monroe Shall be paid prior to issuance of permit.

Three copies of the site development plans including erosion, sediment & pollution control plan and two copies of the stormwater management study or two copies of the preliminary subdivision plat. Also required on all developments... Two copies of the hydraulic calculations with water line design must accompany all applications.

THIS FORIW INIUST BE	COMPLETELY FILLED OUT.
Project Name Hambrick Station	
Project Location Monroe - Jersey Road	
Proposed Use Residential	Map/ParcelM0090002
04.57	_ # Multifamily Units # Bldgs
Water(provider) City of Monroe Se	ewer(provider) City of Monroe
Property Owner Hambrick Station LLC	Phone#_706-765-7577
Address 1038 Hardy Road	City Martin State GA Zip 30557
	Phone# 706-765-7577
Address 1038 Hardy Road	City Martin State GA Zip 30557
MaCarland December 1 Access to	Phone# 770-932-6550
Address 4174 Silver Peak Parkway	
Site Contractor_Currahee Home Builders	Phone#_770-765-7577
Address 1038 Hardy Road	City Martin State GA Zip 30557
injury or damage of any kind resulting from this work, whether for basic s exonerate, indemnify and save harmless the City from and against all cla persons or property cased or sustained in connection with the performan connected with the work performed under the permit or for any and all cla of or in any way connected with the acquisition of and construction under	e time of the beginning of the first work, whichever shall be the earlier, for all ervices or additional services, to persons or property. The applicant shall lims or actions, and all expenses incidental to the defense (including death) to ce of this permit or by conditions created thereby or arising out of or anyway aims for damages under the laws of the United States or of Georgia arising out the permit and shall assume and pay for, without cost to the City, the defense mission of the applicant or any subcontractor or anyone directly or indirectly
ABOVE STATEMENTS AND INFORMATION SUPPLIED BY MEALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WHETHER SPECIFIED HEREIN OR NOT, GIGNATURE OF APPLICANT:	AND ALL INFORMATION ON THIS APPLICATION AND THAT THE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. WORK TO BE PERFORMED SHALL BE COMPLIED WITH DATE: 3 / 26 / 2021 2 6 2021



Transaction Code: EG - EnerGov

Payment Method:

215 North Broad Street Monroe, GA 30655 Tel (770) 267-3429 Fax (770) 267-3698

Check Payn Reference: 2886

Receipt Number:

R00222294

Debbie Adkinson

Cashier Name: Terminal Number:

33

Receipt Date: 4/19/2021 11:53:28 AM

Name: ELROD, MICHAEL (Hambrick §

\$1,120.00

Total Balance Due:

\$1,120.00

Amount:

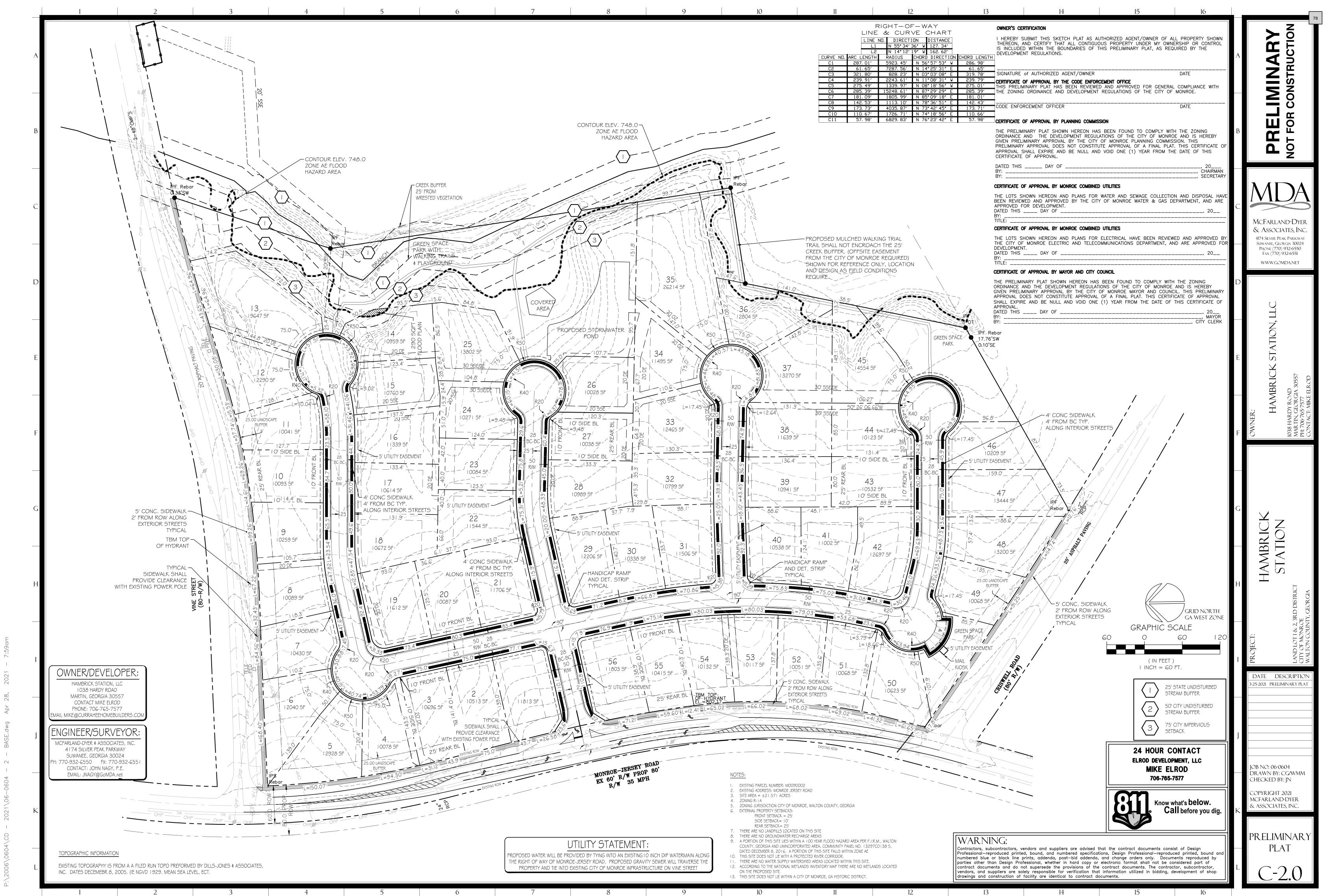
\$1,120.00

Total Payment Received:

\$1,120.00

Change:

\$0.00



Parcel #	1	Parce	el Area Table	
1 01001 11	Area	Perimeter		
ı	11813.20	435.69	77.08 15.63 110.06 23.62 26.58 43.74 138.98	\$12° 19' 12.92 \$32° 26' 44.99' \$77° 12' 42.90' N57° 47' 18.62' N13° 51' 57.37' N14° 12' 19.13' N77° 12' 42.90
2	10512.60	430.40	74.98 138.98 75.00 141.44 75.00	512° 19' 12.92"E 577° 12' 42.90"W N14° 12' 19.13"W N77° 12' 42.90"E
3	10695.88	435.00	141.44 43.88 31.12 143.47 0.08	577° 2' 42.90"W N 4° 2' 9.13"W N 13° 32' 23.79"W N 77° 2' 25.12"E N 77° 2' 25.12"E
4	10078.15	431.19	94.30 120.36	531° 29' 40.90"E 534° 43' 08.52"E 577° 12' 25.12"W N10° 51' 30.46"W 589° 05' 30.74"E
5	12928.32	500.31	150.07 139.00	\$49° 49' 49.81"E \$22° 40' 10.63"W N89° 05' 30.74"W N5° 38' 02.31"W 953° 42' 33.74"E
6	12040.18	507.90	139.00 168.40	59° 43' 42.70"E 569° 01' 07.62"W N49° 49' 49.81"W N53° 42' 33.74"W N87° 16' 17.36"E
7	10430.45	409.05	118.31 47.63 17.45 30.88 110.22 84.56	\$12° 34' 01.64"E \$77° 25' 09.79"W N77° 34' 59.58"W N70° 16' 51.28"W N9° 43' 42.70"W N87° 44' 48.25"E
8	10088.84	407.52	105.75 47.82 35.99 118.31 32.43 67.22	54° 40' 07.16"E 581° 38' 04.88"W 577° 25' 09.79"W N12° 34' 01.64"W N87° 57' 59.51"E N86° 57' 40.28"E
9	10258.70	408.39	114.37 65.47	50° 34' 57.89"W N90° 00' 00.00"W S87° 55' 29.99"W N4° 40' 07.16"W N84° 19' 13.30"E
10	10093.27	410.67	84.73 4.37 4.6 69.26 27.70	N90° 00' 00.00"W N0° 34' 57.89"E N82° 30' 50.71"E N80° 29' 59.44"E 50° 21' 14.76"E
11	10041.09	410.47	128.06 5.32 10.04 58.10 23.51 127.70 57.74	\$15° 53' 03.28"E \$23° 25' 45.54"W \$49° 08' 18.14"W \$83° 56' 50.41"W N90° 00' 00.00"W N0° 21' 14.76"W N77° 13' 52.44"E
12	12290.40	489.59	71.17 128.06 15.53 130.08 144.75	\$67° 15' 04.22"W N15° 53' 03.28"W N75° 20' 43.51"E N74° 01' 20.55"E \$18° 01' 32.82"W
13	19646.68	582.54	172.02 25.44 57.51 144.75 43.65 64.96 74.21	537° 43' 33.93"W 583° 55' 35.61"W N39° 01' 25.78"W N18° 01' 32.82"E N72° 47' 21.10"E N73° 33' 25.50"E 512° 27' 29.35"E
16	11338.52	439.52	137.49 51.02 41.98 133.45 44.13 31.46	56° 04' 07.54"E N88° 54' 09.94"W N88° 54' 09.94"W N1° 14' 55.08"E N90° 00' 00.00"E N87° 13' 36.00"E
17	10614.39	425.38	131.91 80.02 133.45 40.02 39.98	N ° 4' 54.70"E N90° 00' 00.00"E S ° 4' 55.08"W N88° 54' 09.94"W N88° 54' 09.94"W
18	10672.42	424.60	47.54 49.57 131.91 66.00 36.56 93.03	N85° 02' 52.83"E N90° 00' 00.00"E 51° 14' 54.70"W N88° 54' 09.94"W N12° 28' 50.86"W N12° 28' 50.86"W
19	11612.25	428.56	93.03 125.46 73.44 31.33 92.45 12.85	\$12° 28' 50.86"E \$77° 24' 31.39"W N12° 19' 12.92"W N32° 32' 58.43"E N77° 25' 09.79"E N78° 45' 27.73"E
20	10087.36	411.81	37.69 125.69 80.33 125.46 36.56 6.09	\$12° 28' 39.11"E \$77° 24' 31.39"W N12° 19' 12.92"W N77° 24' 31.39"E \$12° 28' 50.86"E \$12° 28' 50.86"E
21	11706.10	433.69	93.00 115.86	\$12° 28' 39.11"E \$77° 12' 42.90"W N57° 33' 15.01"W N12° 19' 12.92"W N77° 24' 31.39"E
			123.53 75.31 93.00 37.69	50° 47' 06.93"W 583° 53' 33.11"W N12° 28' 39.11"W N12° 28' 39.11"W N12° 28' 50.86"W

	T	Parcel	Area Table	
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
23	10084.44	410.52	123.99 75.80 5.21 123.53 40.02 41.98	51° 14' 56.53"W N88° 33' 04.20"W N89° 00' 35.93"W N0° 47' 06.93"E 588° 54' 09.94"E 588° 54' 09.94"E
24	10270.97	419.30	60.15 9.48 29.60 123.99 51.02 15.87 24.36 104.83	571° 35' 54.23"W 564° 17' 29.40"W N88° 33' 04.20"W N1° 14' 56.53"E 588° 54' 09.94"E 588° 54' 09.94"E N82° 25' 32.59"E 51° 12' 40.54"W
25	13801.86	461.73	15.60 84.79 91.92 41.51 104.83 28.22 8.39 86.46	55° 53' 43.21"E 98° 55' 36.98"W 563° 37' 41.94"W N50° 09' 16.30"W N1° 12' 40.54"E N82° 25' 32.59"E N86° 31' 40.12"E N86° 31' 40.12"E
26	10028.16	419.67	20.73 120.30 78.31 25.00 107.67 67.67	N88° 50' 38.59"W N0° 50' 21.91"E N87° 52' 15.86"E 546° 59' 50.05"E 51° 09' 21.41"W N88° 50' 38.59"W
27	10037.67	410.81	120.30 64.27 11.73 133.26 60.40 9.48 11.37	50° 50' 21.91"W N88° 50' 38.59"W N88° 50' 38.59"W N0° 50' 21.91"E 588° 33' 04.20"E 561° 23' 37.80"E 540° 44' 54.82"E
28	10988.96	433.10	35.34 15.27 21.42 7.90 37.67 88.90 48.33 45.00 133.26	N88° 50' 38.59"W N88° 50' 23.16"W 582° 49' 02.38"W N1° 37' 29.24"W N8° 41' 21.47"W N8° 41' 21.47"W N86° 24' 51.54"E 588° 33' 04.20"E 50° 50' 21.91"W
29	12205.82	452.60	88.90 40.65 71.21 15.63 16.20 20.00	58° 41' 21.47"E 580° 35' 06.61"W N12° 19' 12.92"W N32° 26' 44.99"E N77° 12' 42.90"E N79° 17' 45.10"E
30	10338.10	424.72	7.90 29.78 133.68 66.87 8.16 140.65 37.67	\$1° 37' 29.24"E \$1° 37' 29.24"E \$80° 35' 06.61"W N10° 14' 57.56"W N12° 19' 12.92"W N80° 35' 06.61"E \$8° 41' 21.47"E
31	11506.07	435.05	98.10 25.05 91.98 15.38 70.86 133.68	51° 37' 29.24"E 588° 41' 57.75"W 588° 06' 49.01"W N47° 50' 15.81"W N5° 59' 01.41"W N80° 35' 06.61"E
32	10799.17	424.48	130.26 43.47 39.11 98.10 29.78 21.42 15.27 35.34 11.73	\$1° 09' 11.10"E N88° 53' 07.47"W N89° 48' 00.49"W N1° 37' 29.24"W N1° 37' 29.24"W N82° 49' 02.38"E \$88° 50' 23.16"E \$88° 50' 38.59"E \$88° 50' 38.59"E
33	12464.97	441.77	110.61 30.48 17.45 67.97 130.26 64.27 20.73	\$13° 56' 56.07"E \$58° 35' 07.59"W \$66° 07' 01.90"W N88° 53' 07.47"W N1° 09' 11.10"W \$88° 50' 38.59"E \$88° 50' 38.59"E
34	11494.87	467.24	147.00 46.28 110.61 67.67 95.69	539° 17' 24.35"W N77° 26' 02.17"W N13° 56' 56.07"W 588° 50' 38.59"E 588° 50' 38.59"E
35	26214.21	685.05	99.73 137.81 108.18 40.57 147.00 151.76	58° 37' 51.00"E 578° 58' 18.81"W 578° 58' 18.81"W N27° 40' 29.09"W N39° 17' 24.35"E 588° 50' 38.59"E
36	12804.08	497.91	47.57 141.00 13.15 142.83 45.18 108.18	SII° 22' 19.86"W SII° 22' 19.86"W N89° 40' 03.04"W N30° 11' 11.72"W N21° 27' 11.48"E N78° 58' 18.81"E
37	13270.38	509.86	149.06 131.33 4.81 81.83 142.83	N89° 40' 03.04"W N0° 26' 06.66"E S45° 46' 58.30"E S85° 46' 36.66"E S30° 11' 11.72"E
38	11638.79	440.24	136.38 74.89 12.64 131.33 85.00	N0° 15' 38.67"W 588° 53' 07.47"E 570° 46' 48.94"E 50° 26' 06.66"W N89° 40' 03.04"W
39	10940.54	433.04	48.10 88.56 43.45 36.55 136.38 80.00	N0° 15' 11.64"W N0° 15' 11.64"W S89° 56' 40.84"E S88° 53' 07.47"E S0° 15' 38.67"E N89° 40' 03.04"W
40	10538.26	414.21	124.15 75.83 15.29 92.28 18.10 88.56	989° 44' 47.64"W N2° 50' 59.70"E N44° 18' 27.20"E N88° 06' 49.01"E N88° 33' 17.39"E 50° 15' 11.64"E
41	11002.24	425.00	49.52 86.20 75.02 124.15 48.10 42.01	N90° 00' 00.00"W N79° 50' 00.68"W N7° 31' 17.92"E N89° 44' 47.64"E S0° 15' 11.64"E S0° 15' 11.64"E
42	12696.95	456.31	30.21 69.63 35.03 30.46 34.30 31.08 86.20 49.52 89.88	N90° 00' 00.00"W N82° 44' 46.17"W N75° 29' 32.35"W N31° 51' 39.88"W N11° 46' 12.58"E N10° 48' 27.22"E S79° 50' 00.68"E N90° 00' 00.00"E S0° 15' 11.64"E

		1 al CCI	/ I Ca Table	
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
43	10532.45	423.32	131.43 80.00 89.88 42.01 80.00	50° 15' 16.97"E N90° 00' 00.00"W N0° 15' 11.64"W N0° 15' 11.64"W 589° 40' 03.04"E
44	10123.31	413.78	106.27 49.40 17.45 24.23 131.43 85.00	50° 26' 06.66"W 568° 18' 42.11"W 565° 00' 09.36"W N90° 00' 00.00"W N0° 15' 16.97"W 589° 40' 03.04"E
45	14553.74	501.77	99.58 50.24 44.95 106.27 149.06 13.15 38.52	549° 51' 11.93"W 557° 59' 37.39"W N57° 37' 30.06"W N0° 26' 06.66"E 589° 40' 03.04"E 589° 40' 03.04"E 511° 22' 19.86"W
46	10209.19	425.51	96.82 87.09 158.98 45.87 17.45 19.31	50° 19' 43.00"E 560° 26' 42.62"W N0° 19' 43.00"W N90° 00' 00.00"E 565° 00' 09.36"E 551° 04' 00.94"E
47	13443.79	508.84	73.55 12.76 188.55 75.00 158.98	560° 26' 42.62"W N58° 17' 27.56"W N0° 19' 43.00"W N90° 00' 00.00"E 50° 19' 43.00"E
48	13200.29	500.73	114.74 135.12 48.73 13.57 188.55	N57° 40' 27.66"W N14° 27' 59.38"E S85° 42' 15.47"E N90° 00' 00.00"E S0° 19' 43.00"E
49	10068.23	404.75	91.25 85.72 17.34 17.45 24.31 33.56 135.12	N56° 40' 41.13"W N14° 27' 59.38"E N64° 27' 02.48"E N79° 30' 37.02"E 575° 29' 32.35"E 578° 27' 01.64"E 514° 27' 59.38"W
50	10623.39	439.06	63.94 107.93 17.77 61.65 41.32 132.79 13.66	525° 07' 48.76"W 578° 47' 25.09"W N55° 34' 35.51"W N14° 25' 31.10"E N12° 45' 13.45"E 579° 05' 49.83"E 542° 11' 35.76"W
51	10068.17	418.48	53.68 23.58 3.79 132.79 69.02 135.63	\$10° 00' 45.90"W \$11° 46' 12.58"W \$17° 11' 45.12"W N79° 05' 49.83"W N8° 56' 13.76"E \$84° 11' 25.67"E
52	10050.97	420.46	79.03 135.63 68.02 137.79	55° 40' 04.67"W N84° 11' 25.67"W N4° 11' 49.41"E 588° 46' 50.17"E
53	10117.32	423.18	80.03 137.79 66.02 139.34	50° 27' 37.58"W N88° 46' 50.17"W N0° 26' 21.06"W N85° 26' 40.56"E
54	10132.14	424.70	80.03 139.34 65.02 140.31	54° 46' 47.49"E 585° 26' 40.56"W N4° 58' 17.67"W N79° 18' 25.29"E
55	10414.64	428.19	75.14 140.31 12.41 59.60 138.85 1.88	59° 51' 36.47"E 579° 18' 25.29"W N7° 38' 58.62"W N8° 50' 23.08"W N77° 13' 37.48"E 512° 19' 12.92"E
56	11802.56	435.97	76.92 138.85 71.21 22.36 110.83 15.79	512° 19' 12.92"E 577° 13' 37.48"W N10° 30' 35.89"W N32° 12' 57.47"E N77° 12' 42.90"E 557° 33' 15.01"E

Parcel Area Table

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PARCEL DATA C-2.1

3-25-2021 PRELIMINARY PLAT

McFarland-Dyer & Associates, Inc.

4174 SILVER PEAK PARKWAY SUWANEE, GEORGIA 30024 PHONE (770) 932-6550 FAX (770) 932-6551

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