Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

April 9, 2019 6:00PM

AGENDA

1. Welcome And Introduction

2. Approval Of Minutes

    - February 12, 2019

3. New Business

3.I. 325 Sunset Avenue Conditional Use Permit

Phil Ellen on behalf of Georgia Communities, Inc. is seeking approval of a conditional use permit to operate a senior living facility at 325 Sunset Avenue, Parcel Identification Number 14 009600060133. The property is zoned U-V, Urban Village.

- Public Comment

Documents:

PLANNERS REPORT 325 SUNSET AVE CONDITIONAL USE PERMIT.PDF
325 SUNSET AVENUE - CONDITIONAL USE PERMIT APPLICATION.PDF

3.II. 525 King Arnold Street Site Plan Review

Will Bryant on of behalf of Fulton County Library System is seeking site plan approval for the construction of a 5,975-sf library at 525 King Arnold Street, Parcel Identification Number 14 0095 LL0701 and 14 0095 LL0131. The properties are zoned V, Village.

- Public Comment

Documents:

525 KING ARNOL STREET - SITE PLAN APPLICATION.PDF
PLANNERS REPORT SITE PLAN 525 KING ARNOLD ST REVISED.PDF
ENGINEERS REPORT - 525 KING ARNOLD ST SITE PLAN REVIEW -2.PDF
FIRE MARSHAL REPORT - 525 KING ARNOLD STREET.PDF

3.III. Veterinarians, Animal Hospitals And Kennels Text Amendment

Consideration to amend the code for veterinarians, animal hospitals and kennels, of the Code of Ordinances for the City of Hapeville.

- Public Comment

4. Old Business

4.I. Accessory Uses/Buildings Text Amendment

Consideration and Action of an Ordinance to amend Section 93-2-5, Accessory uses,

accessory buildings, yard requirements of accessory buildings, outbuildings and fences, of the Code of Ordinances for the City of Hapeville, Georgia.

- Public Comment

4.II. Chart Of Dimensional Requirements Residential Building Height
Discussion regarding the height requirements for new residential development. *This item was discussed at the February 12, 2019 meeting.*

- Public Comment

4.III. Proposed Zoning Code Amendments
Open discussion regarding proposed zoning code amendments.

- Public Comment

5. Next Meeting Date - May 14, 2019 At 6:00PM

6. Adjourn

DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

To: Adrienne Senter
From: Lynn M. Patterson
Date March 21, 2019
RE: Conditional Use Permit – 325 Sunset Avenue

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from Georgia Communities, Inc. to operate a senior living facility within a new development located at 325 Sunset Avenue. Prior to submission of the site plan and required approvals, the property will be replatted such that the parking will be added to the developed parcel. The properties are zoned U-V, Urban Village. The property is currently vacant.

Multifamily uses are permitted as a Conditional Use within the U-V Zoning District and are subject to the provisions of Article 3.2 below:

CODE

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-5. - Conditional uses.

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

(9) All multifamily uses shall be conditional uses in U-V zone. In addition to meeting the conditional use provisions, all multifamily uses in U-V shall comply with [subsection] 93-11.2-3(19).

Sec. 93-11.2-3. - Permitted uses.

(19) Residential density limitations shall be as follows:

a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;

b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and

c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

The property will have 74 units across a two acre development, which is compliant.

ARTICLE 3.2 – Conditional Uses

Sec. 93-3.2-1. - Permit required.
Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map.

Sec. 93-3.2-2. - Review of applications.
Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding upon whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of section 93-25-6.

Sec. 93-3.2-3. - Issuance of permit.
If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals, or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.
If a building permit, grading permit or occupation tax permit has not issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use may be withdrawn at a meeting of the mayor and council. The mayor and council may then reinstate the prior zoning district and regulations. In the alternative, the mayor and council may extend the conditional use for 12 months and any number of subsequent 12-month periods by only one such period at a time.

Sec. 93-3.2-5. - Special use permit procedures.
Mayor and Council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

Sec. 93-3.2-6. - Special use permit criteria and standards.

(a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:

(1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;
The use of the property for a senior living facility would not adversely affect the public health, safety or general welfare of the surrounding area. It addresses a latent need for affordable, senior housing as the City's population is aging. A recent (draft) study from the ARC indicates that housing prices have risen 49% over the past decade and that XX% of the population is burdened by housing costs. Senior housing and those that include affordable housing units can help to address this need with regard to general welfare.

(2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;
Once re-platted, the property will accommodate all dimensional requirements, including parking. The conditional use should be granted with the condition that the additional property must be included in any site plan.

(3) Compatibility with adjacent properties and other land uses in the vicinity;
The area has been designated as medium intensity mixed use in the future land use map. This encourages higher densities and multi-family developments. Directly across Sunset Avenue is

St. John's Catholic School. There is a residential neighborhood to the north. Along King Arnold, Sunset and North Central Avenue, there are a mix of residential and commercial in the vicinity. The proposed use for a multifamily facility is compatible.

(4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
There are no concerns related to the nature of a senior living facility with regard to potential nuisance or hazardous characteristics. The project is a senior housing facility which will include residents, visitors, staff and potentially community offerings for seniors.

(5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and
There is expected to be an increase in traffic adjacent to the site, but this will be mitigated by the proximity of the development to North Central Avenue and Interstate 75. Parking is adequate at the site. Operating hours will be continuous as this is a residential development. The property will be accessed by an existing curb cut on Sunset Avenue.

(6) Conformance of the special use to other requirements of the ordinance.
The property will be in compliance with Section 93-11.2-3(19) (see above).

RECOMMENDATION

The proposed use of a senior living facility is compatible with the U-V Zoning District and poses no foreseeable conflict with the intent of the district. The conditional use application is recommended for approval. Any site plan will be required to accommodate all parking needs.

19-PC-04-08

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Georgia Communities, Inc.

Mailing Address: 745 Ponce de Leon Terrace

Telephone 256-490-4866 Mobile #same Email phil@georgiacommunities.org

Property Owner (s) Patricia Murray

Mailing Address 2911 Veazey Road, Greensboro, GA, 30642

Telephone _____ Mobile # [redacted]

Address/Location of Property: 325 Sunset Avenue

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 1400960060133

Present Zoning Classification: Urban Village Size of Tract: 1.71 acre(s)

Present Land Use: Undeveloped land

Please check the following as it applies to this application

_____Site Plan Review
X Conditional Use Permit
_____Temporary Use Permit Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: March 11, 201

Sworn to and subscribed before me

This 12th **day of** March, 20 19.

Notary Public

THOMAS JOSEPH COLLUMS NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 14, 2022

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

Project Overview

Hapeville Station Senior Residences is a proposed 74-unit community that will serve seniors ages 55 and above. The development will be located at 325 Sunset Avenue at the southwest corner of Sunset Avenue and King Arnold Street. This location is ideal for independent senior living, as it provides convenient access to amenities such as the Hapeville Senior Center and Downtown Arts District, as well as on-site access to public transportation. We beileve the proposed use is highly responsive to the city's recent Comprehensive Plan Update / LCI Study noting opportunities for residential development within downtown's gateway zones. In addition to contirbuting to the ongoing revitalization of the area, Hapeville Station is being intentionally planned to promote innovative aging-in-place strategies for local seniors. Our team is partnering with Georgia Tech's HomeLab research initiative to deploy technologies that promote health, wellness and independence for older adults.

Request

The site for Hapeville Station is currentlly zoned Urban Village. This application package is being submitted to formally request a conditional use approval from the city, as required for proposed multifamily uses in the Urban Village zone.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

369 North Central Ave Hapeville
325 Sunset Ave Hapeville

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Georgia Communities, Inc.

Address of Applicant
745 Ponce de Leon Terrace, Atlanta, GA 30306

Telephone of Applicant
256-490-4866

Patricia Murray
Signature of Owner

Patricia Murray
Print Name of Owner

Personally Appeared Before Me this 8th day of March, 2019.

Casey Colgan
Notary Public

CASEY COLGAN NOTARY PUBLIC PUTNAM COUNTY, GA EXPIRES GEORGIA February 13, 2022

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please ***initial*** each item on the list above certifying the all required information has been included on the site plan)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*We have included photos of similarly scaled developments in lieu of elevations

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

PE ____ Site area (square feet and acres).

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

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

PE ____ Total floor area ratio and/or residential density distribution.

PE ____ Number of parking spaces and area of paved surface for parking and circulation

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

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

Applicant Signature: _____

Date<u>March 11, 201</u>

Legal Description

ALL that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the Southwest corner of King Arnold Street and Sunset Avenue *(formerly Sunset Street)*, if said street lines were extended to form an angle instead of a curve; running thence South along the West side of Sunset Avenue, 390.83 feet to an iron pin found; thence North 78 degrees 42 minutes 54 seconds West along the North line of property now or formerly owned by Wendy's, 193.15 feet to an iron pin found; thence North 01 degree 07 minutes 43 seconds East, 399.9 feet to an iron pin found on the Southwesterly side of King Arnold Street; thence Southeasterly along the Southwesterly side of King Arnold Street, 191.51 feet to a point on the West side of Sunset Avenue, if extended, and the point of beginning; LESS AND EXCEPTING that portion of the above described property used in rounding the corner of King Arnold Street and Sunset Avenue.

Known as 325 Sunset Avenue, Hapeville, GA 30354

HAPEVILLE STATION SENIOR RESIDENCES

Project Report
City of Hapeville Planning Commission Application
March 12, 2019

GEORGIA
COMMUNITIES

Project Overview

Hapeville Station Senior Residences is a proposed 74-unit community that will serve seniors ages 55 and above. The development will be located at 325 Sunset Avenue at the southwest corner of Sunset Avenue and King Arnold Street. This location is ideal for independent senior living, as it provides convenient access to amenities such as the Hapeville Senior Center and Downtown Arts District, as well as on-site access to public transportation. We believe the proposed use is highly responsive to the city's recent Comprehensive Plan Update / LCI study noting opportunities for residential development within downtown's gateway zones. In addition to contributing to the ongoing revitalization of the area, *Hapeville Station* is being intentionally planned to promote innovative aging-in-place strategies for local seniors. Our team is partnering with Georgia Tech's HomeLab research initiative to deploy technologies that promote health, wellness and independence for older adults.

Conditional Use Request

The site for *Hapeville Station Senior Residences* is currently zoned Urban Village. This information package is being submitted to formally request a conditional use approval from the city, as required for proposed multifamily uses in the Urban Village zone.

Development Character

Hapeville Station will deliver 74 one-bedroom and two-bedroom units within a single, 4-story building. The development will fully comply with the city's architectural requirements and will seek to promote the pedestrian-friendly environment sought within the Urban Village zone. The development's scale, orientation on the site, and façade are being carefully designed to integrate with the downtown corridor as it transitions to low-density residential neighborhoods. Attached to this summary as Exhibit A are recent developments reflecting the scale, exterior and interior amenities that will be included in *Hapeville Station*, courtesy of our architect Martin Riley & Associates.

Property Details

Georgia Communities, Inc. will be purchasing 325 Sunset Avenue (parcel I.D. 14009600601 33), totaling 1.71 acres, from current owner Patricia Murray. Our Purchase & Sale Agreement demonstrating site control is attached to this form as Exhibit B. We will also be entering an agreement with Ms. Murray to utilize 0.51 acres of the adjacent parcel (#14009600060125), as shown our site plan, to accommodate the required 74 off-street parking spaces. We will be

jointly submitting the required documentation to the city's Board of Appeals for approval of our proposed parking plan, as allowed in Section 93-23-12 of Hapeville's Code of Ordinances. The combined total acreage of the Hapeville Station concept is 2.22 acres.

Development Schedule

Georgia Communities, Inc. will be applying to the Georgia Department of Community Affairs (DCA) for an allocation of housing tax credits necessary to finance the project. Each year DCA allocates tax credits in a competitive process in order to increase the supply of workforce and senior housing. Through the equity raised from the sale of credits, we will be able to deliver a market-rate quality development that maintains affordability for prospective senior residents. Rental rates are expected to range from $550 to $800, well below available rents at comparable developments.

Although DCA does not publish its internal deadlines for selecting applications, based on prior experience we anticipate the following:

- May 23- application for *Hapeville Station* submitted to DCA
- November 1, 2019- DCA provides notice of selection
- February 28, 2020- anticipated closing date and commencement of construction
- October 2021- construction completion

Project Team

Georgia Communities, Inc. and co-developer Paladin, Inc. have extensive experience in the successful development and ownership of workforce and senior housing. Our combined portfolio totals 35 properties and 1,596 units across the Southeast. We specialize in partnering with local communities to create high-quality housing that is managed with excellence over the long-term. Occupancy across our portfolio stands at 96%, with lengthy wait lists typical in our senior communities. We seek to deliver housing concepts that help seniors live active, healthy lives in their own communities, and we are excited for the opportunity to deliver this experience at *Hapeville Station*.

Exhibit A – Similar Project Concepts



ASHFORD PARKSIDE
SENIOR RESIDENCES















ALLEGRE POINT

DEKALB COUNTY, GEORGIA



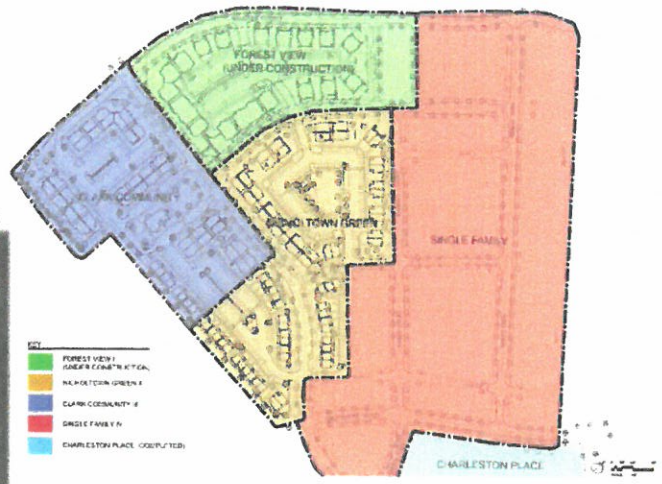
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.



CHARLESTON PLACE AT HERITAGE - GREENVILLE, SC







HERITAGE MASTER PLAN

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.











GALLERIA MANOR OF SMYRNA

SMYRNA, GA 7/19/2010

COMMERCIAL PURCHASE AND SALE AGREEMENT

Offer Date: MARCH 11, 2019

Georgia REALTORS®

2019 Printing

A. KEY TERMS AND CONDITIONS

1. **Purchase and Sale.** The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.
   a. **Property Identification:** Address: 325 Sunset Ave + 0.514 acres of 369 N. CENTRAL AVE
   City HAPEVILLE, County _____, Georgia, Zip Code _____
   MLS Number: _____ Tax Parcel I.D. Number: 140096 000 60133
   b. **Legal Description:** The legal description of the Property is *[select one of the following below]*:
   ☒ (1) attached as an exhibit hereto;
   ☐ (2) the same as described in Deed Book _____, Page _____ of the land records of the above county; OR
   ☐ (3) Land Lot(s) _____ of the _____ District, _____ Section/ GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ of _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county.

2. Purchase Price of Property to be Paid by Buyer.	3. Closing Costs.
$ 1,340,000	Seller's Contribution at Closing: $ -0-
4. Closing and Possession. a. Closing Date: On or before 2/28/20	b. Seller Retains Possession of Property Through: Closing
5. Holder of Earnest Money ("Holder"). Old Republic National Title Co.	6. Closing Attorney/Law Firm. Coleman Talley LLP

7. **Earnest Money.** Earnest Money shall be paid by ☒ check ☐ cash or ☐ wire transfer of immediately available funds as follows:
   ☒ a. $ 7,500 as of the ~~Offer Date~~ binding agreement date - see special stip #1
   ☒ b. $ 22,500 within 10 days from the Binding Agreement Date.
   ☒ c. 75,000 see special stips #1 Hard May 23, 2019

8. **Due Diligence Period:** Property is being sold subject to a Due Diligence Period of 7 days from the Binding Agreement Date.

9. Buyer shall have _____ days from the Binding Agreement Date in which to furnish written title objections to Seller.

10. Seller shall deliver Due Diligence Materials to Buyer within _____ days from Binding Agreement Date.

11. Buyer ☒ may OR ☐ may not assign this Agreement in accordance with the terms of this Agreement.

12. Disputes regarding earnest money shall be resolved by a reasonable interpretation by ☐ Holder; OR ☒ arbitration.

13. **Brokerage Relationships in this Transaction.**

a. Selling Broker is Lake Area Realty and is:	b. Listing Broker is Lake Area Realty and is:
(1) ☐ representing Buyer as a client.	(1) ☒ representing Seller as a client.
(2) ☒ working with Buyer as a customer.	(2) ☐ working with Seller as a customer.
(3) ☐ acting as a dual agent representing Buyer and Seller.	(3) ☐ acting as a dual agent representing Buyer and Seller.
(4) ☐ acting as a designated agent where: _____ has been assigned to exclusively represent Buyer.	(4) ☐ acting as a designated agent where: _____ has been assigned to exclusively represent Seller.

c. **Material Relationship Disclosure:** The material relationships required to be disclosed by either Broker are as follows: _____

14. **Time Limit of Offer.** The Offer set forth herein expires at _____ o'clock ____.m. on the date _____.

Buyer(s) Initials P. E. Seller(s) Initials BM

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH F. Patrick Leonard IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

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B. CORRESPONDING PARAGRAPHS FOR SECTION A

1. **Purchase Price and Method of Payment.** The Purchase Price shall be paid in U.S. Dollars at closing by wire transfer of immediately available funds, or such other form of payment acceptable to the closing attorney.

2. **Due Diligence.** Buyer has paid Seller the sum of ~~$25~~ $1,500, the receipt of which is hereby acknowledged by Seller, as option money for Buyer having the right to terminate this agreement during the Due Diligence Period. Prior to closing, Buyer and Buyer's agents shall have the right to enter upon Property at Buyer's expense, and at reasonable times, to inspect, survey, examine, and test Property as Buyer may deem necessary as part of Buyer's acquisition of Property. Buyer shall indemnify and hold Seller and all Brokers harmless from and against any and all claims, injuries, and damages to persons and/or property arising out of or related to the exercise of Buyer's rights hereunder. During the Due Diligence Period Buyer may evaluate Property, the feasibility of the transaction, the availability and cost of financing, and any other matter of concern to Buyer. During the Due Diligence Period, Buyer shall have the right to terminate this Agreement upon notice to Seller if Buyer determines, based on an evaluation of the above, that it is not desirable to proceed with the transaction. In such event, Holder shall promptly refund Buyer's earnest money in accordance with the earnest money paragraph below.

3. **Earnest Money.**
   a. **Receipt:** In the event Buyer terminates this Agreement during the Due Diligence Period or does not otherwise close this transaction, Buyer shall promptly return all Due Diligence materials to Seller. The earnest money shall be deposited into Holder's escrow/trust account (with Holder being permitted to retain the interest if the account is interest bearing) not later than: (a) ~~five (5)~~ 10 banking days after the Binding Agreement Date hereunder or (b) ~~five (5)~~ 10 banking days after the date it is actually received if it is received after the Binding Agreement Date. If Buyer writes a check for earnest money and the same is deposited into Holder's escrow/trust account, Holder shall not be required to return the earnest money until the check has cleared the account on which the check was written. In the event any earnest money check is dishonored for any reason by the bank upon which it is drawn, Holder shall promptly give notice to Buyer and Seller. Buyer shall have 3 banking days after notice to deliver good funds to Holder. In the event Buyer does not timely deliver good funds, Seller shall have the right to terminate this Agreement upon written notice to Buyer.
   b. **Entitlement to Earnest Money:** Subject to the Disbursement of earnest money paragraph below:
      (1) Buyer shall be entitled to the earnest money upon: (a) failure of the parties to enter into a binding agreement; (b) failure of any contingency or condition to which this Agreement is subject; (c) termination of this Agreement due to the default of Seller; (d) the termination of this Agreement in accordance with a specific right to terminate set forth in the Agreement; or (e) upon the closing of Property.
      (2) Seller shall be entitled to the earnest money if this Agreement is terminated due to the default of Buyer. In such event, Holder may pay the earnest money to Seller by check, which if accepted and deposited by Seller, shall constitute liquidated damages in full settlement of all claims of Seller. It is agreed to by the parties that such liquidated damages are not a penalty and are a good faith estimate of Seller's actual damages, which damages are difficult to ascertain.
   c. **Disbursement of Earnest Money:** Holder shall disburse Earnest Money only as follows: (a) at Closing; (b) upon a subsequent written agreement signed by Buyer and Seller; (c) as set forth below in the event of a dispute regarding earnest money; or (d) the failure of the parties to enter into a binding agreement (where there is no dispute over the formation or enforceability of the Agreement). No party shall seek damages from Holder, nor shall Holder be liable for any such damages, for any matter arising out of or related to the performance of Holder's duties hereunder.
   d. **Disputes Regarding Earnest Money:** In the event Buyer or Seller notifies Holder of a dispute regarding the disposition of Earnest Money that Holder cannot resolve, Holder shall settle the dispute in accordance with method selected on the cover page of this Agreement.
      (1) **Reasonable Interpretation by Holder:** In the event earnest money disputes are to be resolved by Holder herein, Holder may disburse the earnest money upon a reasonable interpretation of the Agreement, provided that Holder first gives all parties 10 days notice stating to whom and why the disbursement will be made. Any party may object to the proposed disbursement by giving written notice of the same to Holder within the ten (10) day notice period. Objections not timely made in writing shall be deemed waived. If Holder receives an objection and after considering it, decides to disburse the earnest money as originally proposed, Holder may do so and send notice to the parties of Holder's action. If Holder decides to modify its proposed disbursement, Holder shall first send a new ten (10) day notice to the parties stating the rationale for the modification and to whom the disbursement will now be made. If there is a dispute over the earnest money which the parties cannot resolve after a reasonable period of time, and where Holder has a bona fide question as to who is entitled to the earnest money, Broker may interplead the earnest money into a court of competent jurisdiction. Holder shall be reimbursed for and may deduct from any funds interpleaded, its costs and expenses, including reasonable attorney's fees actually incurred. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorney's fees and court costs and the amount deducted by Holder from the non-prevailing defendant.
      (2) **Arbitration:** In the event arbitration is selected as the method to resolve earnest money disputes, such disputes shall be resolved by arbitration in accordance with the Federal Arbitration Act 9 U.S.C. § 1 et. seq. and the rules and procedures of the arbitration company selected to administer the arbitration. Upon making or receiving a demand for arbitration, the parties shall work together in good faith to select a mutually acceptable arbitration company with offices in Georgia to administer and conduct the arbitration. If the parties cannot mutually agree on an arbitration company, the company shall be selected as follows. Each party shall simultaneously exchange with the other party a list of three arbitration companies with offices in Georgia acceptable to that party to administer and conduct the arbitration. If there is only one (1) arbitration company that is common to both lists, that company shall administer and conduct the arbitration. If there is more than one arbitration company that is common to both lists, the parties shall either mutually agree on which arbitration company shall be selected or flip a coin to select the arbitration company. If there is not initially a common arbitration company on the lists, the parties shall repeat the process by expanding their lists by two each time until there is a common name on the lists selected by the parties. The decision of the arbitrator shall be final and the arbitrator shall have authority to award attorneys' fees and allocate the costs of arbitration as part of any final award.

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4. **Seller's Obligations at Closing.** At Closing, Seller shall deliver to Buyer: (a) a Closing Statement; (b) Limited Warranty Deed; (c) FIRPTA Affidavit (indicating that Seller is not a "foreign person" or "foreign corporation" as that term is defined in Section 1445(f)(3) of the Internal Revenue Code of 1986); (d) an Affidavit of Seller's Residence Regarding Georgia Withholding Tax, establishing that Seller is exempt from the requirements of O.C.G.A. § 48-7-128, the Georgia Withholding Statute (or Affidavit of Exemption or Affidavit of Seller's Gain, if withholding is required); (e) a transfer tax declaration form properly signed and executed by Seller; and, (f) all documents which Seller must execute under the terms of this Agreement to cause the Title Company to deliver to Buyer the Title Policy, including, without limitation, a title affidavit from Seller to Buyer and to the Title Company in the form customarily used in Georgia commercial real estate transactions so as to enable the Title Company to issue Buyer the Title Policy with all standard exceptions deleted and subject only to the Permitted Exceptions and evidence reasonably satisfactory to Title Company of its due and proper authority and power to perform its obligations hereunder. In addition, Seller shall deliver to Buyer at Closing all documents/items indicated in Exhibit "C", if any. (All documents to be delivered by Seller under this paragraph, including all documents/items indicated in Exhibit "C" are collectively "Seller's Closing Documents".)

5. **Conditions to Closing.**
   a. **Conditions in Favor of Buyer:** The obligation of Buyer to consummate the transaction contemplated herein is conditioned upon the following conditions precedent as of the Closing Date:
      (1) All representations and warranties of Seller made herein shall remain true and correct;
      (2) Seller shall have performed all of the covenants undertaken by Seller in this Agreement to be performed by Seller at or prior to Closing;
      (3) Seller shall have delivered to the Buyer properly executed originals of Seller's Closing Documents;
      (4) There shall have been no material adverse change in the physical condition of Property, except as otherwise provided for in this Agreement; and
      (5) The issuance at Closing of the Title Policy (or marked binder), with all standard exceptions deleted and subject only to the Permitted Exceptions.
   b. **Conditions in Favor of Seller:** The obligation of Seller to consummate the transaction contemplated herein is conditioned upon the following conditions precedent as of the Closing Date:
      (1) All representations and warranties of Buyer made herein shall remain true and correct;
      (2) Buyer shall have performed all of the covenants undertaken by Buyer in this Agreement to be performed by Buyer at or prior to Closing; and
      (3) Buyer shall have: (a) delivered to the Seller properly executed originals of the transfer tax declaration form, title policy documents, closing statement, and any other documents identified in Exhibit "C" that require Buyer's signature; and (b) paid the Purchase Price, plus or minus prorations and adjustments, to Seller.

6. **Costs.**
   a. **Seller's Costs:** Seller shall pay the amount of Seller's Monetary Contribution at Closing, if any, referenced in this Agreement, the cost of recording any title curative document, including, without limitation, satisfactions of deeds to secure debt, quitclaim deeds and financing statement terminations; all deed recording fees and the fees of Seller's counsel.
   b. **Buyer's Costs:** Buyer shall pay the cost of Buyer's counsel and consultants; all transfer taxes; any costs in connection with Buyer's inspection of Property and any costs associated with obtaining financing for the acquisition of Property (including any intangibles tax, all deed recording fees and the cost of recording Buyer's loan documents); and the cost of any title examination, survey of the Property obtained by Buyer and any owner's or lender's title insurance.

7. **Taxes and Prorations.** Ad valorem property taxes, community association fees, solid waste and governmental fees and utility bills for which service cannot be terminated as of the date of closing; rents, tenant improvements costs and leasing commissions on Property for the calendar year in which the Closing takes place shall be prorated as of 12:01 a.m. on the Closing Date. In the event ad valorem property taxes are based upon an estimated tax bill or tax bill under appeal, Buyer and Seller shall, upon the issuance of the actual tax bill or the appeal being resolved, promptly make such financial adjustments between themselves as are necessary to correctly prorate the tax bill. In the event there are tax savings resulting from a tax appeal, third party costs to handle the appeal may be deducted from the savings for that tax year before re-prorating. Any pending tax appeal shall be deemed assigned to Buyer at closing.

8. **Title.**
   a. **Warranties of Seller:** Seller warrants that at Closing, Seller shall convey good and marketable, fee simple title to Property to Buyer by limited warranty deed, subject only to the following exemptions:
      (1) Liens for ad valorem taxes not yet due and payable;
      (2) Those exceptions to which Buyer does not object or which Buyer waives in accordance with the Title Objections paragraph below.
      (3) Those Permitted Exceptions attached hereto and incorporated herein as an exhibit to which Buyer has agreed not to object. For all purposes under this Agreement, "Good and marketable, fee simple title" with respect to Property shall be such title: (a) as is classified as "marketable" under the Title Standards of the State Bar of Georgia; and (b) as is acceptable to and insurable by a title insurance company doing business in Georgia ("Title Company"), at standard rates on an American Land Title Association Owner's Policy ("Title Policy").

b. **Title Objections:** Seller shall have until the Closing to cure all valid title objections ("Title Cure Period"). Seller shall satisfy any existing liens or monetary encumbrances identified by Buyer as title objections which may be satisfied by the payment of a sum certain prior to or at Closing. Except for Seller's obligations in the preceding sentence, if Seller fails to cure any other valid title objections of Buyer within the Title Cure Period (and fails to provide Buyer with evidence of Seller's cure satisfactory to Buyer and to the Title Company), Buyer may, as Buyer's sole remedies: (1) rescind the transaction contemplated hereby, in which case, Buyer shall be entitled to the return of Buyer's earnest money; (2) waive any such objections and elect to close the transaction contemplated hereby irrespective of such title objections and without reduction of the Purchase Price; or (3) extend the Closing Date for a period of time not to exceed fifteen (15) days to allow Seller further time to cure such valid title objections. Failure to act in a timely manner under this paragraph shall constitute a waiver of Buyer's rights hereunder. Buyer shall have the right to re-examine title prior to Closing and notify Seller at Closing of any title objections which appear of record after the date of Buyer's initial title examination and before Closing.

9. **Destruction of Property Prior to Closing.** If the Property is destroyed or substantially destroyed prior to Closing, Seller shall give Buyer prompt notice thereof, which notice shall include Seller's reasonable estimate of: (1) the cost to restore and repair the damage; (2) the amount of insurance proceeds, if any, available for the same; and (3) whether the damage will be repaired prior to Closing. Upon notice to Seller, Buyer may terminate this Agreement within 7 days of receiving such notice from Seller. If Buyer does not terminate this Agreement, Buyer shall be deemed to have accepted Property with the damage and shall receive at Closing: (1) any insurance proceeds which have been paid to Seller but not yet spent to repair the damage; and (2) an assignment of all unpaid insurance proceeds on the claim.

10. **Representations and Warranties.**
    a. **Seller's Representations and Warranties:** As of the Binding Agreement Date and the Closing Date, Seller makes the representations and warranties to Buyer, if any, as indicated in Exhibit "D", if attached.
    b. **Buyer's Representations and Warranties:** As of the Binding Agreement Date and the Closing Date, Buyer represents and warrants to Seller that Buyer has the right, power and authority to enter into this Agreement and to consummate the transaction contemplated by the terms and conditions of this Agreement; and the persons executing this Agreement on behalf of Buyer have been duly and validly authorized by Buyer to execute and deliver this Agreement and shall have the right, power and authority to enter into this Agreement and bind Buyer.

11. **Brokerage.** Seller has agreed to pay Listing Broker(s) a real estate commission pursuant to that certain brokerage engagement agreement entered into between the parties and incorporated herein by reference ("Listing Agreement"). Pursuant to the terms of the Listing Agreement, the Listing Broker has agreed to share that commission with the Selling Broker.

    The closing attorney is hereby authorized and directed to pay the Broker(s) at closing, their respective commissions out of the proceeds of the sale. If the sale proceeds are insufficient to pay the full commission, the party owing the commission shall pay any shortfall at closing. If more than one Broker is involved in the transaction, the closing attorney is directed to pay each Broker its respective portion of said commission. The acceptance by the Broker(s) of a partial real estate commission at the closing shall not relieve the Seller of the obligation to pay the remainder thereof after the closing unless the Broker(s) have expressly and in writing agreed to accept the lesser amount in full satisfaction of the Broker(s) claim to a commission.

12. **Disclaimer.** Buyer and Seller have not relied upon any advice or representations of Brokers other than what is included in this Agreement. Brokers shall have no duty to advise Buyer and Seller on any matter relating to the Property which could have been revealed through a survey, title search, Official Georgia Wood Infestation Report, inspection by a professional home inspector or construction expert, utility bill review, an appraisal, inspection by an environmental engineering inspector, consulting governmental officials or a review of this Agreement and transaction by an attorney, financial planner, mortgage consultant or tax planner. Buyer and Seller should seek independent expert advice regarding any matter of concern to them relative to the Property and this Agreement.

13. **Assignment.** If Buyer does not have the right to assign this Agreement, then Buyer cannot assign this Agreement without the prior written permission of Seller. Any such approved assignment shall not release the original Buyer from any liabilities or obligations herein. Notice of such assignment shall be delivered to the Seller within 2 working days of execution, but not less than 5 days from closing. If Buyer has the right to assign this Agreement, then this Agreement may be assigned by the Buyer to any legal entity of which the Buyer or a principal or principals of Buyer own at least a 25% interest.

14. **Time Limit of Offer.** The Time Limit of the Offer shall be the date and time referenced herein when the Offer expires unless prior to that date and time both of the following have occurred: (a) the Offer has been accepted by the party to whom the Offer was made; and (b) notice of acceptance of the Offer has been delivered to the party who made the Offer.

C. OTHER TERMS AND CONDITIONS

1. **Notices.**
    a. **Generally:** All notices given hereunder shall be in writing, legible and signed by the party giving the notice. In the event of a dispute regarding notice, the burden shall be on the party giving notice to prove delivery. The requirements of this notice paragraph shall apply even prior to this Agreement becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by e-mail or facsimile. The person delivering or sending the written notice signed by a party may be someone other than that party.

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b. **Delivery of Notice:** A notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written notice by a party; (2) in the case of delivery by a Delivery Service, when the written notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written notice is electronically sent to an e-mail address or facsimile number of a party herein (or subsequently provided by the party following the notice provisions herein). Notice to a party shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the party set forth herein (or subsequently provided by the party following the notice provisions herein).

c. **When Broker Authorized to Accept Notice for Client:** Except where the Broker is acting in a dual agency capacity, the Broker and any affiliated licensee of the Broker representing a party in a client relationship shall be authorized agents of the party and notice to any of them shall for all purposes herein be deemed to be notice to the party. Notice to an authorized agent shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the authorized agent set forth herein (or subsequently provided by the authorized agent following the notice provisions herein). Except as provided for herein, the Broker's staff at a physical address set forth herein of the Broker or the Broker's affiliated licensees are authorized to receive notices delivered by a Delivery Service. The Broker, the Broker's staff and the affiliated licensees of the Broker shall not be authorized to receive notice on behalf of a party in any transaction in which a brokerage engagement has not been entered into with the party or in which the Broker is acting in a dual agency capacity. In the event the Broker is practicing designated agency, only the designated agent of a client shall be an authorized agent of the client for the purposes of receiving notice.

2. Default.

a. **Rights of Buyer or Seller:** A party defaulting under this Agreement shall be liable for the default. The non-defaulting party may pursue any lawful remedy against the defaulting party.

b. **Rights of Broker:** In the event a party defaults under this Agreement, the defaulting party shall pay as liquidated damages to every broker involved in this transaction with whom the defaulting party does not have a brokerage engagement agreement an amount equal to the share of the commission the broker would have received had the transaction closed. For purposes of determining the amount of liquidated damages to be paid by the defaulting party, the written offer(s) of compensation to such broker and/or other written agreements establishing such broker's commission are incorporated herein by reference. The liquidated damages referenced above are a reasonable pre-estimate of the Broker(s) actual damages and are not a penalty. In the event a Broker referenced herein either has a brokerage engagement agreement or other written agreement for the payment of a real estate commission with a defaulting party, the Broker shall only have such remedies against the defaulting party as are provided for in such agreement.

c. **Attorney's Fees:** In any litigation or arbitration arising out of this Agreement, including but not limited to breach of contract claims between Buyer and Seller and commission claims brought by a broker, the non-prevailing party shall be liable to the prevailing party for its reasonable attorney's fees and expenses.

3. Other Provisions.

a. **Condemnation:** Seller shall: (1) immediately notify Buyer if the Property becomes subject to a condemnation proceeding; and (2) provide Buyer with the details of the same. Upon receipt of such notice, Buyer shall have the right, but not the obligation for 7 days thereafter, to terminate this Agreement upon notice to Seller in which event Buyer shall be entitled to a refund of all earnest money and other monies paid by Buyer toward the Property without deduction or penalty. If Buyer does not terminate the Agreement within this time frame, Buyer agrees to accept the Property less any portion taken by the condemnation and if Buyer closes, Buyer shall be entitled to receive any condemnation award or negotiated payment for all or a portion of the Property transferred or conveyed in lieu of condemnation.

b. **Duty to Cooperate:** All parties agree to do all things reasonably necessary to timely and in good faith fulfill the terms of this Agreement. Buyer and Seller shall execute and deliver such certifications, affidavits, and statements required by law or reasonably requested by the closing attorney, mortgage lender and/or the title insurance company to meet their respective requirements.

c. **Electronic Signatures:** For all purposes herein, an electronic or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by, the buyer's mortgage lender or the other party.

d. **Entire Agreement, Modification and Assignment:** This Agreement constitutes the sole and entire agreement between all of the parties, supersedes all of their prior written and verbal agreements and shall be binding upon the parties and their successors, heirs and permitted assigns. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto. This Agreement may not be amended or waived except upon the written agreement of Buyer and Seller. This Agreement may not be assigned by Buyer except with the written approval of Seller. Any assignee shall fulfill all the terms and conditions of this Agreement.

e. **Extension of Deadlines:** No time deadline under this Agreement shall be extended by virtue of it falling on a Saturday, Sunday or federal holiday except for the date of closing.

f. **GAR Forms:** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. Since these forms are generic and written with the interests of multiple parties in mind, they may need to be modified to meet the specific needs of the parties using them. If any party has any questions about his or her rights and obligations under any GAR form he or she should consult an attorney. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.

g. **Governing Law and Interpretation:** This Agreement may be signed in multiple counterparts each of which shall be deemed to be an original and shall be interpreted in accordance with the laws of Georgia. No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision herein is to be unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.

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h. **No Authority to Bind:** No Broker or affiliated licensee of Broker, by virtue of this status, shall have any authority to bind any party hereto to any contract, provisions herein, amendments hereto, or termination hereof. However, if authorized in this Agreement, Broker shall have the right to accept notice on behalf of a party. Additionally, any Broker or real estate licensee involved in this transaction may perform the ministerial act of filling in the Binding Agreement Date. In the event of a dispute over the Binding Agreement Date, it may only be resolved by the written agreement of the Buyer and Seller.

i. **Notice of Binding Agreement Date:** The Binding Agreement Date shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Notice of the Binding Agreement Date may be delivered by either party (or the Broker working with or representing such party) to the other party. If notice of accurate Binding Agreement Date is delivered, the party receiving notice shall sign the same and immediately return it to the other party.

j. **Repairs:** All agreed upon repairs and replacements shall be performed in a good and workmanlike manner prior to closing.

k. **Survival of Agreement:** The following shall survive the closing of this Agreement: (1) the obligation of a party to pay a real estate commission; (2) any warranty of title; (3) all representations of Seller regarding the Property; (4); the section on condemnation; and (5) any obligations which the parties herein agree shall survive the closing or may be performed or fulfilled after the closing.

l. **Warranties Transfer:** Seller agrees to transfer to Buyer, at closing, subject to Buyer's acceptance thereof (and at Buyer's expense, if there is any cost associated with said transfer), Seller's interest in any existing manufacturer's warranties, service contracts, termite treatment and/or repair guarantee and/or other similar warranties which, by their terms, may be transferable to Buyer.

m. **Terminology:** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; and (2) all pronouns shall mean and include the person, entity, firm, or corporation to which they relate. The letters "N.A." or "N/A", if used in this Agreement, shall mean "Not Applicable", except where the context would indicate otherwise.

n. **Time of Essence:** Time is of the essence of this Agreement.

4. **Definitions.**

a. **Banking Day:** A "Banking Day" shall mean a day on which a bank is open to the public for carrying out substantially all of its banking functions. For purposes herein, a "Banking Day" shall mean Monday through Friday excluding federal holidays.

b. **Binding Agreement Date:** The "Binding Agreement Date" shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement.

c. **Broker:** In this Agreement, the term "Broker" shall mean a licensed Georgia real estate broker or brokerage firm and its affiliated licensees unless the context would indicate otherwise.

d. **Business Day:** A "Business Day" shall mean a day on which substantially all businesses are open for business. For all purposes herein, a "Business Day" shall mean Monday through Friday excluding federal holidays.

5. **Beware of Cyber Fraud:** Fraudulent e-mails attempting to get you to wire money to criminal computer hackers are increasingly common in real estate transactions. Under this scam, computer hackers fraudulently assume the online identity of the actual mortgage lender, closing attorney and/or real estate broker with whom you are working in the real estate transaction. Posing as a legitimate company, they then direct you to wire money to them. In many cases, the fraudulent e-mail is sent from what appears to be the authentic web page of the legitimate company responsible for sending the wiring instructions. You should use great caution in sending or receiving funds based solely on wiring instructions sent to you by e-mail. Independently verifying the wiring instructions with someone from the company sending them is the best way to prevent fraud. In particular, you should treat as highly suspect any follow up e-mails you receive from a mortgage lender, closing attorney and/or real estate broker directing you to wire funds to a revised account number. Never verify wiring instructions by calling a telephone number provided along with a second set of wiring instructions since you may end up receiving a fraudulent verification from the computer hackers trying to steal your money. Independently look up the telephone number of the company who is supposed to be sending you the wiring instructions to make sure you have the right one.

6. **Exhibits and Addenda.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement. If any such exhibit or addendum conflicts with any preceding paragraph, said exhibit or addendum shall control:

☒ Exhibit "A" Legal Description
☐ Exhibit "B" Due Diligence Materials
☐ Exhibit "C" Addition to Seller's Closing Documents
☒ Exhibit "D" Seller's Warranties and Representations - Exhibit C
☐ Exhibit "E" Permitted Title Exceptions
☒ Other EXHIBIT B SCHEMATIC SITE PLAN
☐ Other _____
☐ Other _____
☐ Other _____

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph (including any changes thereto made by the parties), shall control:

☒ **Additional Special Stipulations are attached.**

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Buyer Acceptance and Contact Information

(Georgia Commun'ties Inc)

1 Buyer's Signature

Phil Ellen — 3/12/19
Print or Type Name — Date

745 Ponce de Leon Terrace NE
Buyer's Address for Receiving Notice

Atlanta, GA 30306

256-490-4166
Buyer's Phone Number: ☒ Cell ☐ Home ☐ Work

Phillellen@aol.com
Buyer's E-mail Address

2 Buyer's Signature

Print or Type Name — Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's E-mail Address

☐ Additional Signature Page (F267) is attached.

Seller Acceptance and Contact Information

1 Seller's Signature

Patricia Murray — 3-11-19
Print or Type Name — Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

2 Seller's Signature

Print or Type Name — Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

☐ Additional Signature Page (F267) is attached.

Selling Broker/Affiliated Licensee Contact Information

LAKE AREA REALTY, LLC
Selling Brokerage Firm

Broker/Affiliated Licensee Signature — 3/11/19
Date

F. Patrick Leonard, JR — 161731
Print or Type Name — GA Real Estate License #

706-473-2306
Licensee's Phone Number — Fax Number

Licensee's E-mail Address

REALTOR® Membership

1040 Founders Row, Suite B
Broker's Address

Greensboro, GA 30642

Broker's Phone Number — Fax Number

46490
MLS Office Code — Brokerage Firm License Number

Listing Broker/Affiliated Licensee Contact Information

Lake Area Realty, LLC
Listing Broker Firm

Broker/Affiliated Licensee Signature — 3/11/19
Date

F. Patrick Leonard, JR
Print or Type Name — GA Real Estate License #

Licensee's Phone Number — Fax Number

Licensee's Email Address

REALTOR® Membership

Broker's Address

Broker's Phone Number — Fax Number

MLS Office Code — Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this transaction is the date of _____ and has been filled in by _____.

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SPECIAL STIPULATIONS

PAGE 1

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These Special Stipulations are part of the Agreement with an Offer Date of 3-11-2019
for the purchase and sale of that certain Property known as, 325 Sunset Ave + 0.514 ACRES of 369 N. Central Ave, Hapeville, Georgia _____.

[NOTE: The language set forth in this special stipulation(s) is furnished by the parties and is particular to this transaction.]

1. Earnest Money: At binding agreement date, Buyer shall pay $7,500 in non-refundable earnest money to the seller. This $7,500 is only refundable in the event that the seller defaults. In addition, within 10 days of the binding agreement date, Buyer shall deposit $22,500 with Old National Title Company, 1125 Sanctuary Parkway, Suite 140, Alpharetta, GA 30009 Attn: Robbie J. Dimon. The $22,500 deposit shall be immediately refundable to Buyer upon the request by Buyer to the Escrow Agent: (A) any time prior to the expiration of the Due Diligence period; (B) in the event that Buyer does not submit an application as outlined below; (C)in the event of any breach of this Agreement by Seller; or (D) as may otherwise be specifically set forth in this agreement. In the event that the Buyer has not terminated this agreement, on May 23, 2019, escrow agent is authorized to transfer the $22,500 to the Seller by overnight check or wire transfer, at which time it becomes non-refundable. After May 23, 2019 transfer, the $22,500 is only refundable in the event that the seller defaults. If the Buyer receives notification of selection to receive tax credit funding from DCA (selection is typically November), the Buyer will make a $75,000 non-refundable payment to the Seller within 5 business days of said notification. This $75,000 is only refundable in the event that the seller defaults. All payments listed above shall be applied to the Purchase Price at closing.
   If Buyer fails to consummate the transaction as required under the terms of the Contract, Seller shall retain the Deposit as full and final liquidated damages. If Seller fails to consummate the transaction as required under the terms of this contract, the Deposit shall be returned to Buyer and Buyer shall be entitled to such remedies as set forth in the contract, including specific performance. Buyer and seller agree that GAR form 507 will be utilized to govern transfer of all earnest money payments to the Seller's general fund and will be unrestricted.
2. Buyer shall have the right to assign its rights and to delegate its duties under this agreement without notice or consent from Seller.
3. Closing date: On or before February 28, 2020. Additionally, Buyer will have two ninety (90) day extensions, collectively referred to as the Extension Period, of the closing date available upon the payment of additional non-refundable earnest money of $25,000 each, payable to the seller at the time, which shall be applied to the purchase price.
4. Seller and Buyer shall cause an easement agreement in substantially the same form as attached to be recorded in the Fulton County, GA deed records, at Closing whereby Seller shall grant Buyer an access easement to and from the Property and Sunset Ave. With the execution of this agreement, Buyer and Seller have executed the attached Memorandum of Commercial Purchase and Sale Agreement which shall be recored, at Buyer's expense, in Fulton County, GA deed records.

Buyer's/Tenants Initials: P.L.

Seller's/Landlord's Initials: GM

Selling/Leasing Broker's Initials: PL
(or Broker's Affiliated Licensee)

Listing Broker's Initials: PL
(or Broker's Affiliated Licensee)

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SPECIAL STIPULATIONS

PAGE 2

Georgia REALTORS

2019 Printing

These Special Stipulations are part of the Agreement with an Offer Date of 3-11-19
for the purchase and sale of that certain Property known as, 325 SUNSET AVE + 0.514 ACRES, of 369 N. Central Ave, Hapeville, Georgia _____.

[NOTE: The language set forth in this special stipulation(s) is furnished by the parties and is particular to this transaction.]

5. Assignment: Seller shall have the right to assign (sell) the Contract. The Assignment Agreement would require Assignee to succeed to all of the rights and obligations of the assignor and shall , for all purposes, hereof, be substituted as and deemed the "Seller". The Seller has the right to market this agreement and disclose this agreement to interested parties.
6. In the event that the Buyer does not perform the items listed in the special stipulations section of this agreement, Seller at their discretion, may terminate this agreement by notification to buyer in writing. Buyer has 10 days from notification to remedy.
7. In the event of conflict in language between the contract and its exhibits and the language of the special stipulations, the special stipulations shall take priority.

Buyer's/Tenants Initials: _____ Seller's/Landlord's Initials: _____

Selling/Leasing Broker's Initials: _____ Listing Broker's Initials: _____
(or Broker's Affiliated Licensee) (or Broker's Affiliated Licensee)

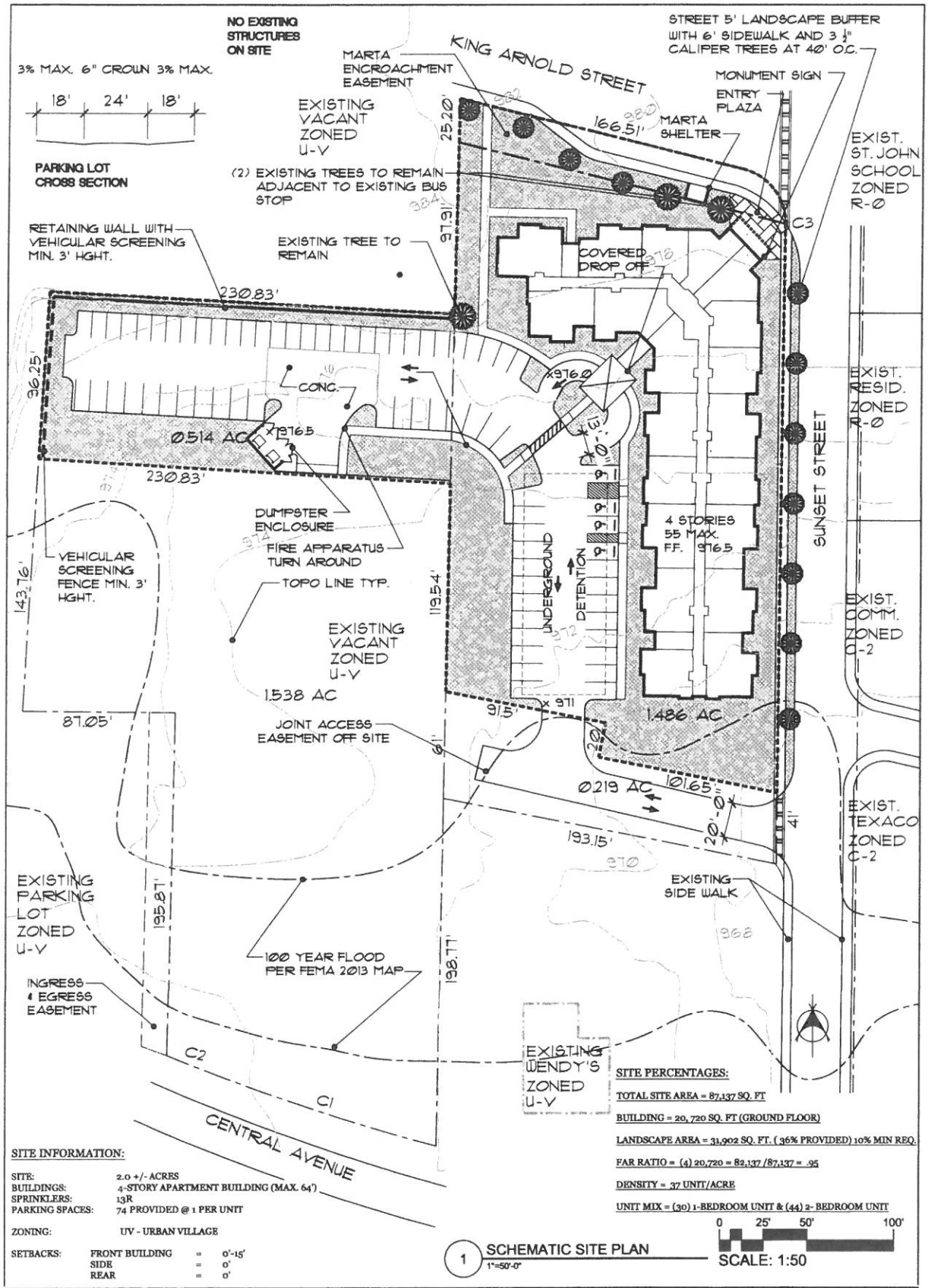
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LEGAL DESCRIPTION

All that certain 2 acres, more or less, tract or parcel of land situated and lying in Land Lot 96, 14th District, Hapeville, Fulton County, Georgia at the intersection of King Arnold Street and Sunset Avenue, as depicted on the drawing attached on the following page and incorporated herein and being portions of that certain real property possessing Tax ID #s 14 009600060133 and 14 009600060125.

The final legal description for the Property shall be modified and finalized according to a survey plat provided by Buyer, approved by Seller, and recorded prior to Closing.



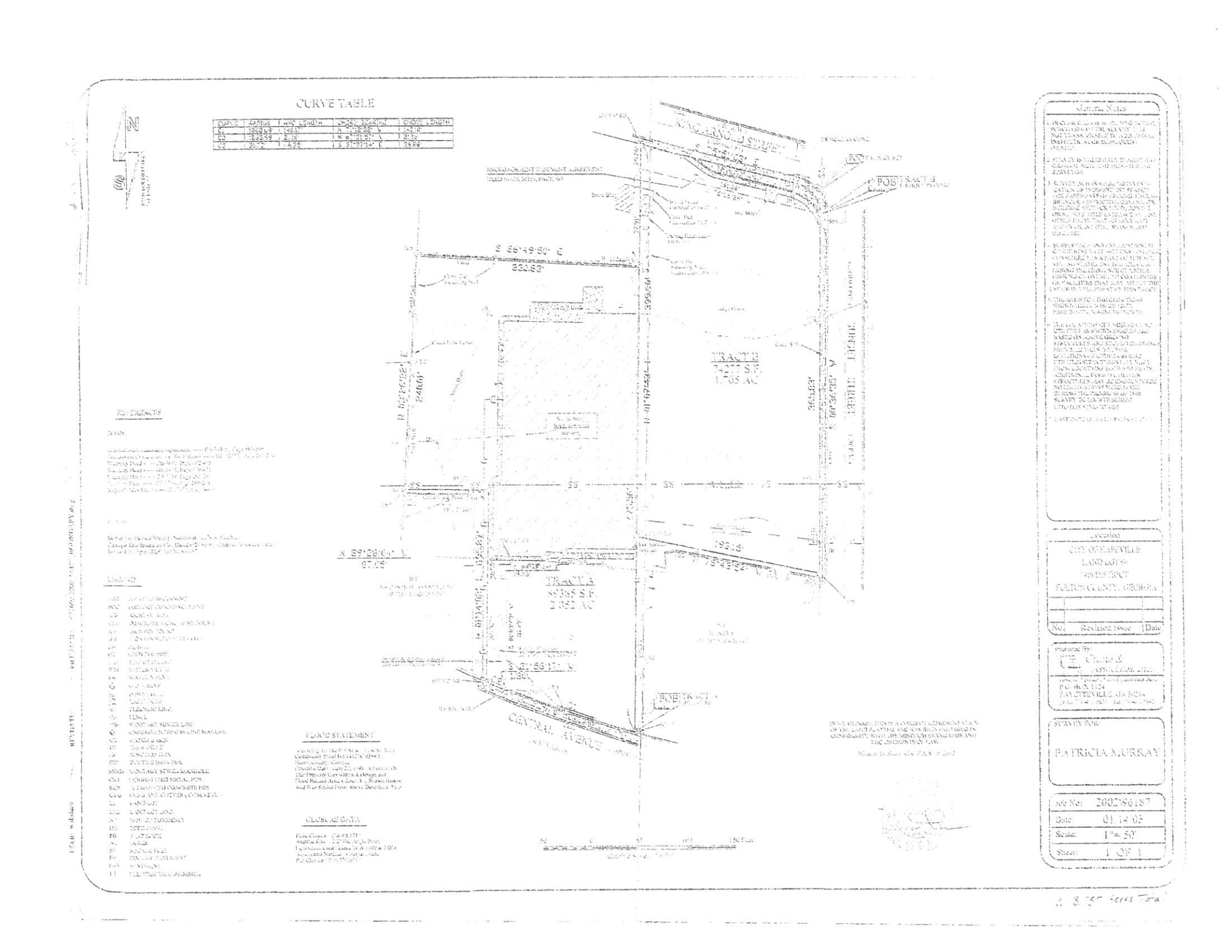
SITE INFORMATION:

SITE:	2.0 +/- ACRES	
BUILDINGS:	4-STORY APARTMENT BUILDING (MAX. 64')	
SPRINKLERS:	13R	
PARKING SPACES:	74 PROVIDED @ 1 PER UNIT	
ZONING:	UV - URBAN VILLAGE	
SETBACKS:	FRONT BUILDING	= 0'-15'
	SIDE	= 0'
	REAR	= 0'

1 SCHEMATIC SITE PLAN
1"=50'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

HAPEVILLE STATION - GEORGIA COMMUNITIES, INC.
HAPEVILLE, GA APPLICANT



General Notes

1. UNLESS OTHERWISE STATED, THIS SURVEY IS NOT A TITLE SURVEY AND IS NOT TO BE USED FOR ANY LEGAL INSTRUMENT OF CONVEYANCE.
2. ALL DISTANCES SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN INDEPENDENT TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES OF RECORD, NOT SHOWN ON THIS SURVEY, WHICH MAY AFFECT THE USE AND ENJOYMENT OF THIS PROPERTY. FOR ALL KNOWN EASEMENTS AND RIGHTS-OF-WAY, SEE TITLE COMMITMENT NO. 1205-0000 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 11, 2005 AT 8:00 A.M.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. THE BASIS OF BEARINGS AND DISTANCES SHOWN HEREON IS [illegible]
6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS. NO EXCAVATIONS WERE MADE TO LOCATE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN HEREON SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANIES PRIOR TO ANY EXCAVATION. [illegible]
7. THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS SPECIFIED BY THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN GEORGIA.

Location

CITY OF FAYETTEVILLE
LAND LOT 96
12th DISTRICT
FAYETTE COUNTY, GEORGIA

No.	Revision/Issue	Date

Prepared By:
Clarke & Associates, Land Surveyors, Inc.
P.O. BOX 1124
FAYETTEVILLE, GA 30214
(770) 461-7557 FAX (770) 461-7562

SURVEY FOR:
PATRICIA MURRAY

Job No:	20020506187
Date:	01-14-05
Scale:	1"= 50'
Sheet:	1 OF 1

I, [illegible], A GEORGIA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND DESCRIBED HEREON AS DETERMINED BY AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN CHAPTER 180-6 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

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

[illegible], GEORGIA R.L.S. No. [illegible]

[illegible] Series Total

EXHIBIT C: SELLER'S WARRANTIES AND REPRESENTATIONS

(a) **Seller**. Seller represents, warrants and covenants to Buyer and the Title Company, as of the Binding Agreement Date (with such representations and warranties to be re-made as of Closing) that:

(i) Seller has the right, power and authority to enter into this Agreement and to sell the Property in accordance with the terms hereof, and Seller has granted no option to any other person or entity to purchase the Property. The undersigned person executing this Agreement, whether individually or on behalf of an entity, is duly authorized to do so. This Agreement and the consummation of the transaction hereunder by, or on behalf of, Seller have been duly and validly authorized by all necessary parties including, without limitation, members, officers, shareholders, partnerships, corporations or limited liability companies.

(ii) To the best of Seller's knowledge, the Property complies with, conforms to and obeys all laws existing on the date of Closing of all governmental authorities or agencies having jurisdiction over the Property, and any requirement contained in any hazard insurance policy covering the Property or board of fire underwriters or other body exercising similar functions which are applicable to the Property or to any part thereof or which are applicable to the use or manner of use, occupancy, possession or operation of the Property.

(iii) To the best of Seller's actual knowledge, but without additional inquiry, neither the Property nor any portion thereof violates any zoning, building, fire, health, pollution, subdivision, environmental protection or waste disposal ordinance, code, law or regulation or any requirement contained in any hazard insurance policy covering the Property; and Seller shall give prompt notice to Buyer of any such violation which shall be received by Seller prior to Closing.

(iv) Seller has not received notice of and has no knowledge of any suits, judgments, or violations relating to or at the Property of any zoning, building, fire, health, pollution, environmental protection, or waste disposal ordinance, code, law or regulation which has not been heretofore corrected; that there is no suit or judgment presently pending or, to the best knowledge and belief of Seller, threatened which would create a lien upon the Property in the hands of Buyer after Closing; and Seller shall give prompt notice to Buyer of any such suit or judgment filed, entered or threatened prior to Closing.

(v) There are no known pending, threatened or contemplated eminent domain proceedings affecting the Property or any part thereof; and Seller shall give prompt notice to Buyer of any such proceedings which occur or are threatened prior to Closing.

(vi) Seller has not received notice of and has no actual knowledge of pending or contemplated changes in the present status of zoning of the Property, and Seller shall give prompt notice to Buyer of any such proposed changes of which Seller is aware prior to the Closing.

(vii) The Seller is not involved in any bankruptcy, reorganization or insolvency proceeding.

(viii) All taxes, assessments, water charges and sewer charges affecting the Property or any part thereof due and payable at the time of the Closing shall have been, or will be at Closing, paid in full. All current special assessments which are or will become a lien known to

the Seller at the time of Closing on the Property shall also have been paid and discharged at Closing (in pro rata shares between Seller and Buyer), whether or not payable in installments.

(ix) There are no leases affecting the Property, no parties in possession of the Property nor any parties entitled to possession thereof.

(x) All service contracts, if any, (except those specifically approved by Buyer which shall be assigned to Buyer at Closing) shall be terminated and paid in full as of the Closing Date.

(xi) The Property is or will be at Closing, subdivided as an independent and conveyable parcel in accordance with all applicable rules, regulations, zoning and ordinances.

(xii) The Property has or will have prior to Closing, a unique tax parcel number separate from other property owned by Seller.

(xiii) The Property has or will have prior to Closing vehicular and pedestrian access to a public right-of-way, **SPECIFICALLY, SUNSET AVENUE**.

(xiv) Hazardous Materials. To the best of Seller's knowledge: (i) the Property has not in the past been used and is not presently being used for the handling, storage, manufacturing, refining, transportation or disposal of "toxic material", "hazardous substances" or "hazardous waste"; (ii) there has not been and is not presently leeching or drainage of waste materials or hazardous substances into the groundwater beneath or adjacent to the Property; (iii) no buried, semi-buried or otherwise placed tanks, storage vessels, drums, or containers of any kind located on the Property used for the storage of hazardous waste, hazardous substances or toxic material; (iv) there are no asbestos containing materials located on the Property; (v) no construction material used in any improvements located at the Property contains any substance or material presently known to be a hazardous substance or toxic material; (vi) Seller has not disposed upon the Property any hazardous substances on or below the surface of the Property or within two thousand (2,000) feet of the boundary thereof including, without limitation, contamination of the soil, subsoil or groundwater; and (vii) the Property is not in violation of any law, rule or regulation of any government entity having jurisdiction thereof or which exposes Buyer to liability to third parties. The terms "hazardous waste", "hazardous substances" and toxic material" include, without limitation, any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances or related materials defined in the Comprehensive Environmental Response Compensation, and Liability Act of 1980, as amended (42 U.S.C. Sect. 9601 et seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. Sect. 5101 et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. Sect 6901 et seq.), the regulations adopted and publications promulgated pursuant to the foregoing and any other federal, state or local environmental law, ordinance, rule or regulation. Furthermore, Seller has not received a summons, citation, directive, letter or other communication, written or oral, from any governmental authority as to any of the above environmental concerns.

(A) Without limiting the other provisions of this Agreement, Seller shall cooperate, at no cost to Seller, with Buyer's investigation of matters relating to the foregoing provisions of this Section and provide access to and copies of all data and/or documents in Seller's or Seller's agent's possession dealing with potentially hazardous materials used at the Property and any disposal practices followed. Seller agrees that Buyer

may make inquiries of governmental agencies regarding such matters, without liability to Buyer for the outcome of such discussions.

(xv) Seller has provided Buyer true and complete copies of all surveys, appraisals, engineering reports and other related documentation available to Seller and all amounts due for the services performed for the same have been paid in full.

(xvi) While this Agreement is in effect, Seller shall not solicit, accept or negotiate other offers with respect to the Property or execute any deeds, easements, rights-of-way affecting the Property or subject the Property to any additional covenant, easement, restriction or encumbrance.

(xvii) Nondisclosure of Information. In consideration of, and as a material inducement to, Buyer entering into this Agreement, Seller agrees not to disclose or permit disclosure of this Agreement, the parties involved in the Project, or any Information to third parties or to employees of Seller other than attorneys, consultants and agents who are required to have the information in order to carry out the discussions regarding this Agreement and have entered into similar confidentiality agreements. The Seller agrees that it shall take all necessary measures to protect the secrecy of and avoid disclosure or use of Information of Buyer in order to prevent such Information from falling into the public domain or the possession of persons other than those persons authorized under this Agreement to have any such information. The provisions of this Section shall survive the Closings or any expiration or termination of this Agreement. "Information" includes, without limitation, plans, specifications, drawings, designs, financial information, reports, contracts, emails, names of parties involved, and all record-bearing media (electronic or otherwise) containing or disclosing such information.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Will Bryant

Mailing Address: 434 Marietta St. NW Atlanta GA

Telephone 678 944 0149 Mobile #_____ Email wbryant@mcmillanpazdansmith.com

Property Owner (s) Al Collins (Fulton County)

Mailing Address 1036 Conally Drive East Point GA 30344

Telephone 404-730-1822 Mobile #_____

Address/Location of Property: 525 King Arnold St. Hapeville GA 14 0095 LL0701 / 14 0095 LL0131

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** _____

Present Zoning Classification: Village Size of Tract: _____acre(s)

Present Land Use: Library

Please check the following as it applies to this application

X Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 2/7/2019

Sworn to and subscribed before me

This 02 **day of** Feb. **,** 2019.

Hazel J Mathews
Notary Public

Hazel J Mathews
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires June 23, 2020

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

The proposed project is to provide a new Library for the constituents of the City of Hapeville by the Fulton County Library System. The existing library has structural & functional problems that prohibit its continued use and renovation. As such the Fulton County Library System has elected to construct a new 5,850 sqft facility. The building has been designed to move closer to the street, and provide a unique public building specifically for Hapeville. Additional Parking will be constructed behind the library to help serve need at the adjacent park, senior center, and future Hapeville Health Center. The parking lot currently is being designed with pervious pavement to address water quality & quantity. Landscaping (still in development) will feature indigenous plantings requiring no irrigation. The project will be a LEED project featuring windows for daylighting, bike racks, preferred parking for low emmitting vehicles, and reduced heat island strategies.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

525 King Arnold Street

Hapeville, GA

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Will Bryant

Address of Applicant 434 Marietta St. NW Atlanta, GA

Telephone of Applicant 678 944 0149

Signature of Owner

ALFRED COLLINS

Print Name of Owner

Personally Appeared Before Me this 02 day of Feb, 2019.

Hazel J Mathews

Notary Public

Hazel J Mathews
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires June 23, 2020

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

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **<u>must</u>** contain the following information:

(Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan)

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

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

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

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

WHB X

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

WHB

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

WHB ✓

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

✓ in progress

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

✓ in progress

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

WHB

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

WHB ✓

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

WHB

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

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

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

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

WHB ____ Site area (square feet and acres).

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

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

WHB ____ Total floor area ratio and/or residential density distribution.

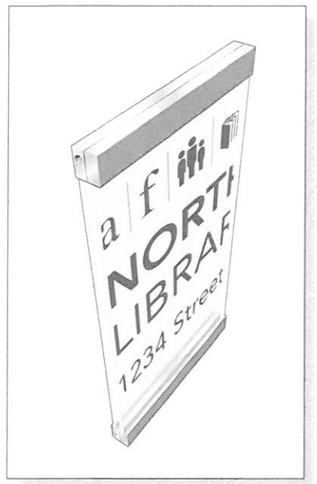
WHB ____ Number of parking spaces and area of paved surface for parking and circulation

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

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

Applicant Signature: _____

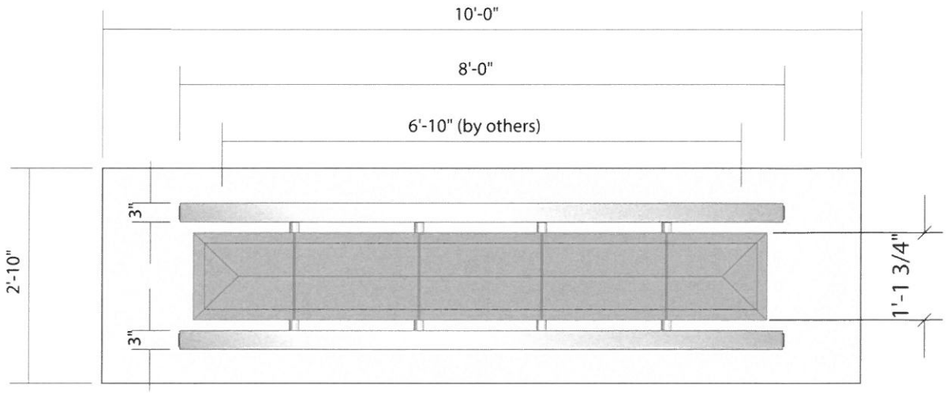
Date 2/1/2019



2 SG.X.01 Sign Type X1.2 - Detail *(NTS)*

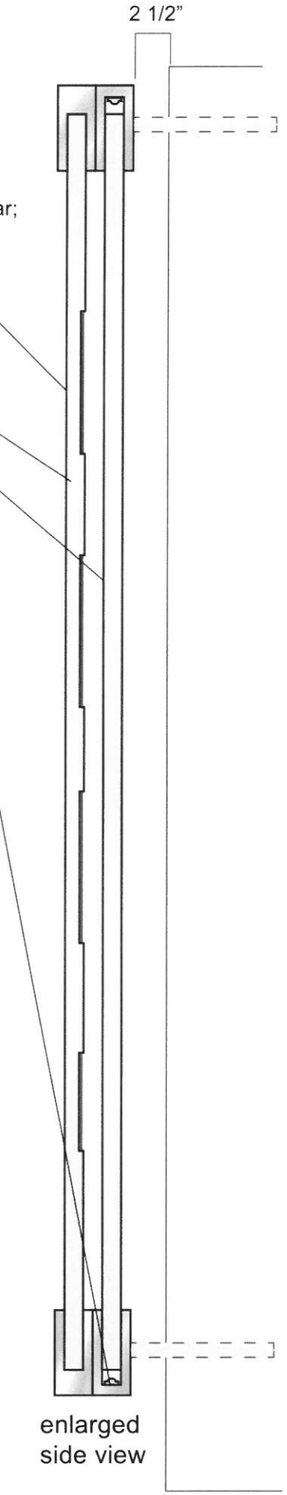
SAMPLE MONUMENT SIGN, MATERIALS AND COLORS TBD

SEE ARCHITECTURAL SITE PLAN (A010) FOR LOCATION



1 SG.X.01 Sign Type X1.2 - Plan View *(1/2" = 1'-0")*

NOTE: General contractor to coordinate embeds with sign fabricator to provide mounting method for installation.



M01 1/2" thk.glass panel; first surface clear; left and right return, and second surface sandblasted.

P07 Grafitti coat, first surface.

Second surface graphics via etched and filled with opaque paint.

M02 Etched glass panel

Narrow beam, high intensity white LED edge lighting (top and bottom) Traxon Nano neutral white, 36 watt with photo cell sensor or similar.

Assembly weight (each side): (*)280lbs

Required power:
Standard line voltage from 110 V - 277 V single phase.

Green standing seam metal roof material to match the roof of building.

M01 1/2" thk.glass panel; first surface clear; left and right return, and second surface sandblasted. (See detail at right.) **(by others)**

Second surface graphics etched and filled with opaque paint. **P02**

P01

Narrow beam, high intensity white LED edge lighting (top and bottom)

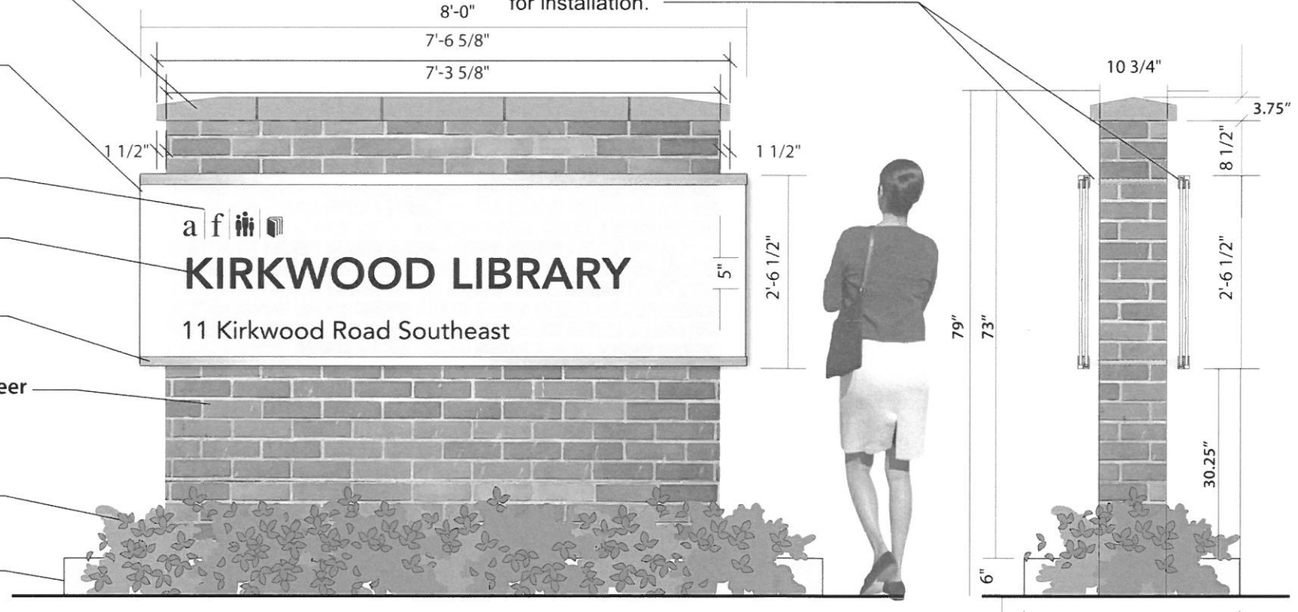
Base material: **CMU Core with Brick Veneer** See AE drawing

Treat masonry with graffiti proof coating.

Landscaping **(by others)**

Poured concrete base and foundation

NOTE: General contractor to coordinate embeds with sign fabricator to provide mounting method for installation.



3 SG.X.01 Sign Type X1.2 - Main ID - Freestanding (horizontal) *(1/2" = 1'-0")*

4 SG.X.01 Sign Type X1.2 - Side View *(1/2" = 1'-0")*

Customer:
FCLS

Project:
FCLS Monument
Kirkwood Library

Salesperson:
Don

Designer:
Josh

Date: 8/31/2018

Details:

All details noted at left.

Drawing is on scale (1/2" = 1')

Address:
11 Kirkwood Road SE
Atlanta, GA 30317

File Name:
Kirkwood Library_1

PINNACLE CUSTOM SIGNS

LANDSCAPE DEVELOPMENT PLAN
FOR

HAPEVILLE LIBRARY

HAPEVILLE, GA

PREPARED FOR:

FULTON PUBLIC LIBRARY SYSTEM

HAPEVILLE, GA

03/01/19

DRAWING INDEX

HS-1 NOTES AND ABBREVIATIONS
HS-2 HARDSCAPE IMPROVEMENT PLAN
HS-3 LAYOUT PLAN
HS-4 GRADING AND DRAINAGE PLAN
HS-5 HARDSCAPE DETAILS
LS-1 LANDSCAPE IMPROVEMENT PLAN
LS-2 LANDSCAPE DETAILS

SYMBOLS:

- EXISTING TREE LOCATION
- COORDINATE POINTS
- NORTHING / EASTING POINT
- PROPOSED TREE LOCATION
- HIGH POINT / LOW POINT
- LIGHT FIXTURE (POLE LIGHT)
- LIGHT FIXTURE (PATHWAY / BOLLARD LIGHT)
- AREA DRAIN
- AREA DRAIN REFERENCE NUMBER
- SUBSURFACE DECK DRAIN
- PROPERTY LINE / RIGHT-OF-WAY
- EASEMENT LINE
- DRAINAGE SWALE
- STORM DRAIN LINE
- SILT FENCE
- CENTERLINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF WORK
- MATCHLINE
- ELEVATION REFERENCE
- SECTION REFERENCE
- DETAIL REFERENCE
- TITLES
- DIMENSION TO FACE OF MATERIAL OR CENTERLINE

MATERIALS LEGEND:

- TOPSOIL BACKFILL
- CULTIVATED SOIL / SOIL BACKFILL
- UNDISTURBED SUBGRADE / COMPACTED SUBGRADE / SOIL
- PLANTING SOIL MIX
- SAND / MORTAR
- COMPACTED SUBBASE
- MULCH / ASPHALT BINDER COURSE
- DRAINAGE GRAVEL
- CAST-IN-PLACE CONCRETE
- TERRAZZO
- ARCHITECTURAL PRECAST CONCRETE
- STONE
- CONCRETE MASONRY UNIT
- SEALANT & JOINT FILLER
- BRICK / ASPHALT SURFACE COURSE
- PREFORMED JOINT FILLER
- BRASS / BRONZE/ COPPER
- ALUMINUM
- STEEL
- FINISHED WOOD
- PLYWOOD
- ROUGH WOOD
- SHIM
- SHARP SCREENING / CONCRETE SAND
- PEA GRAVEL
- PLASTIC
- EXCAVATED SOIL

GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION TO MAINTAIN STABLE AND SAFE EXCAVATIONS.
3. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE INDICATED ON THE DRAWINGS PRIOR TO COMMENCING GRADING WORK. LEAVE PROTECTION IN PLACE AND MAINTAIN UNTIL CONSTRUCTION WORK HAS BEEN COMPLETED AND ALL DANGER OF DAMAGE HAS PASSED OR AS OTHERWISE DIRECTED BY THE OWNER.
4. GRADING AND CONSTRUCTION IN PROXIMITY OF EXISTING TREES INDICATED ON THE DRAWINGS TO REMAIN OR WITHIN TREE PROTECTION AREAS SHALL BE DONE WITH EXTREME CARE SO AS NOT TO DAMAGE THE ROOT SYSTEM OF TREES AND TO COMPACT SOIL IN THE AREA.
5. NO GRADING AND CONSTRUCTION IS TO OCCUR WITHIN A 10 FOOT RADIUS FROM ANY TREE TRUNK.
6. FINISH GRADING IN TREE PROTECTION AREA INDICATED ON THE DRAWINGS SHALL BE DONE UNDER DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THIS SITE VISIT.

GENERAL LAYOUT NOTES:

1. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY KIMLEY HORN AND ASSOCIATES, CIVIL ENGINEER.
2. DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY TVS ARCHITECTS, AND PREPARED BY KIMLEY HORN AND ASSOCIATES, CIVIL ENGINEER.
3. DO NOT SCALE THESE DRAWINGS.
4. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
5. ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
6. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
7. DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL.
8. CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
9. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
10. NOTIFY THE OWNER OR LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
11. ALL WALLS, COLUMNS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
12. BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.

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ARCHITECTURE

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HGOR

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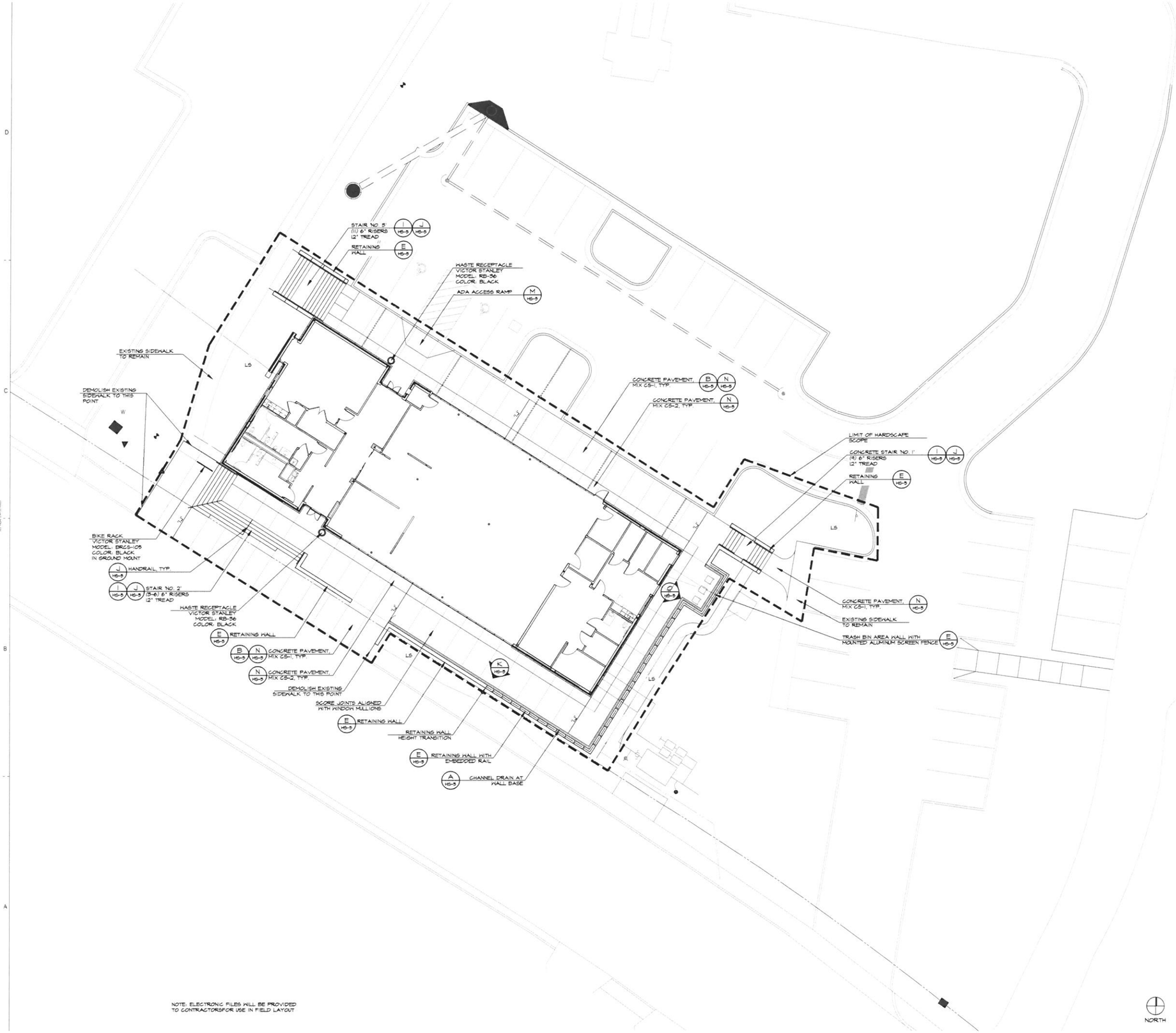
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SHEET TITLE
HARDSCAPE IMPROVEMENTS

SHEET NO
HS-1

PROJ. NO
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NOTE: ELECTRONIC FILES WILL BE PROVIDED TO CONTRACTORSFOR USE IN FIELD LAYOUT

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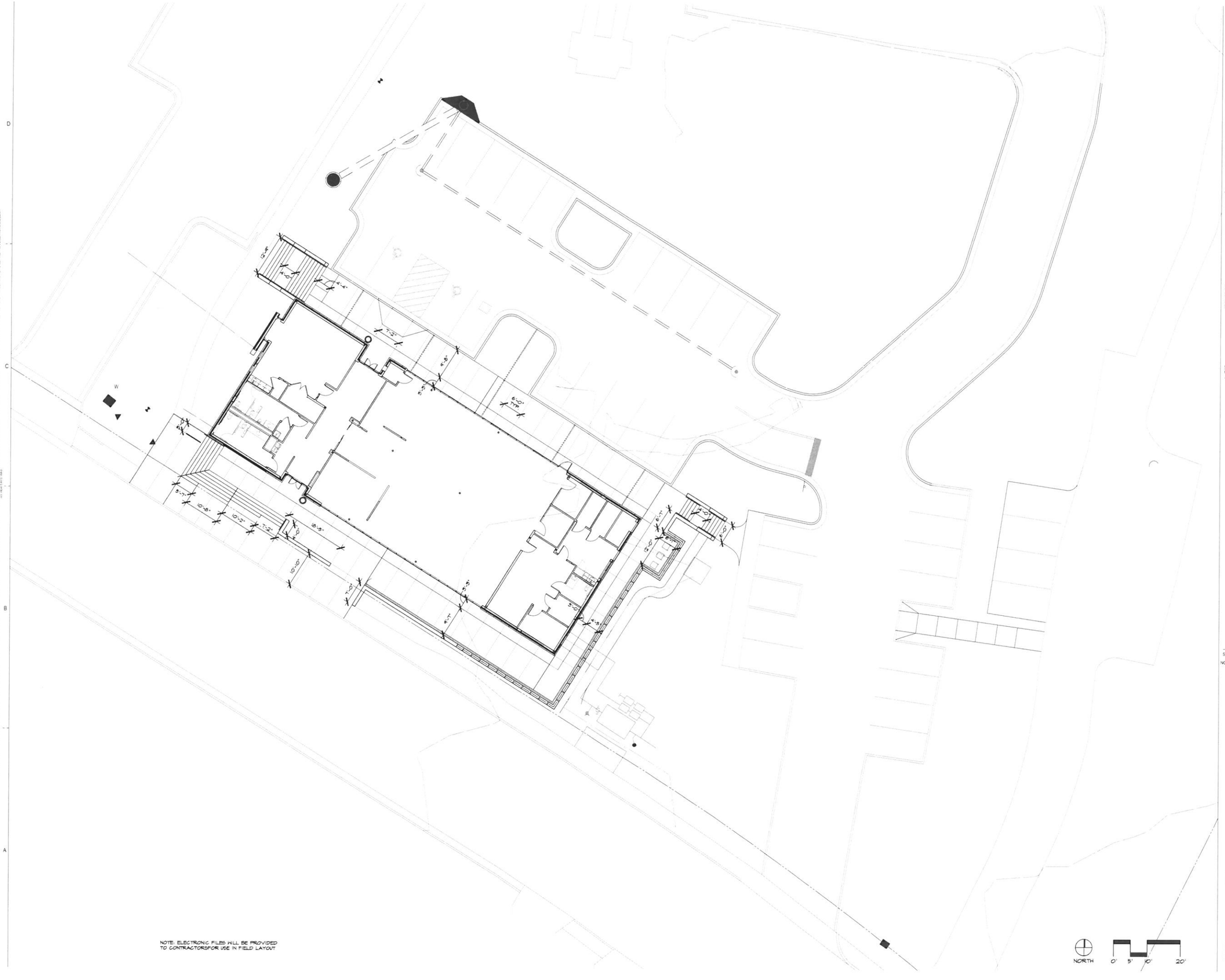
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SHEET TITLE
HARDSCAPE IMPROVEMENTS

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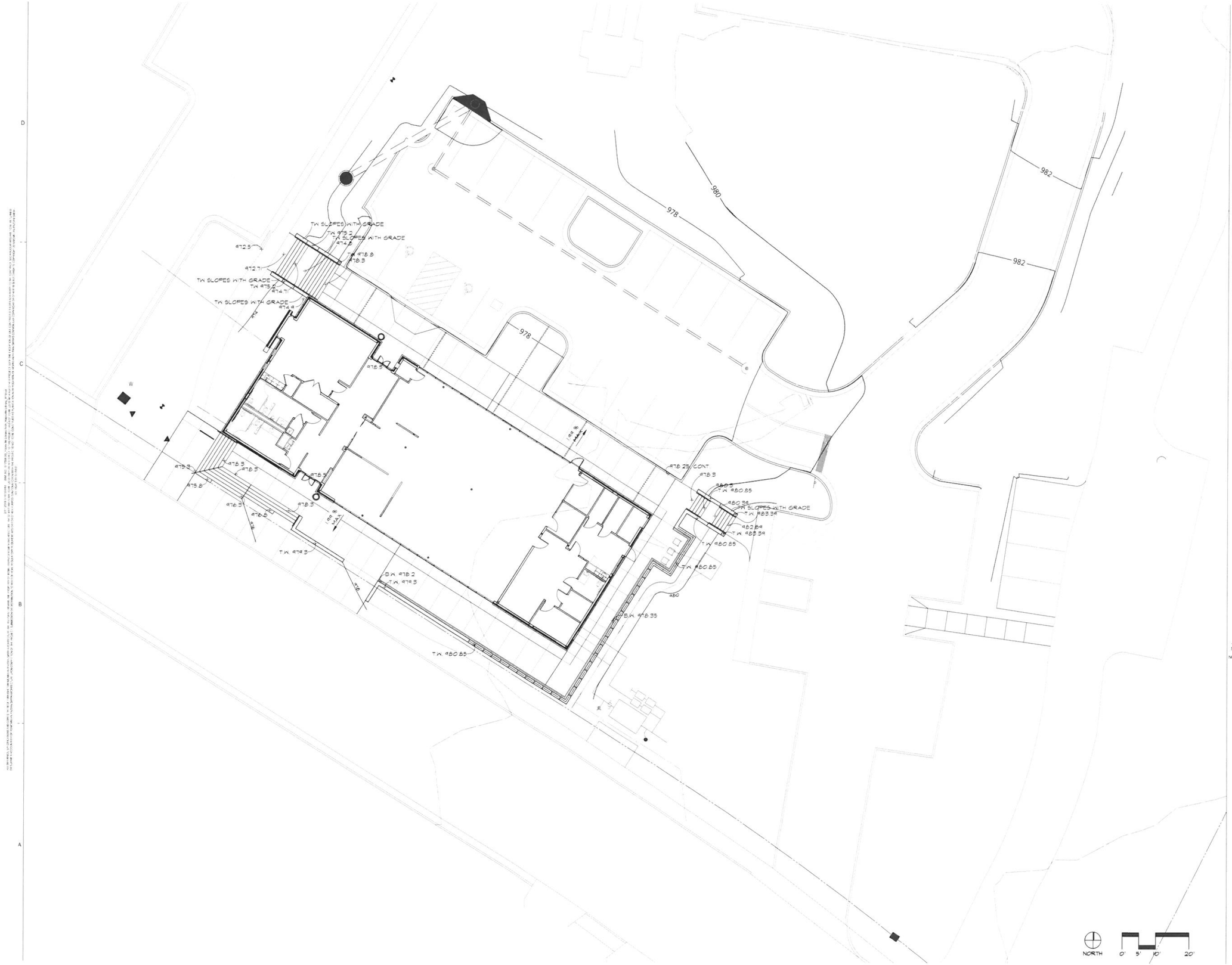
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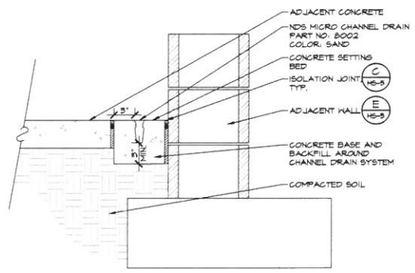
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SHEET TITLE
LAYOUT PLAN

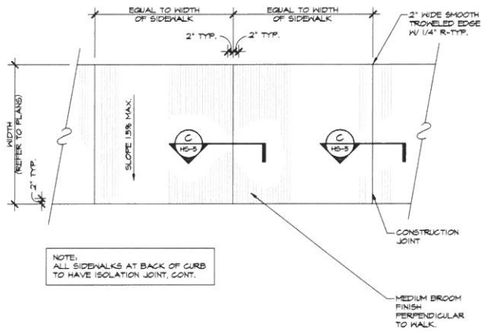
SHEET NO
HS-3

PROJ. NO
017306.00

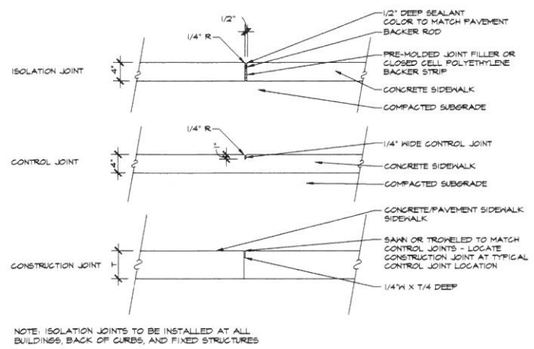

TW SLOPES WITH GRADE
TW 978.5
974.2
TW 978.8
978.3
972.3
972.7
TW SLOPES WITH GRADE
TW 975.5
974.7
TW SLOPES WITH GRADE
974.4
978
980
982
982
978.3
978.3
978.3



A HS-5 CHANNEL DRAIN SECTION
SCALE: 1-1/2"=1'-0"



B HS-5 CONCRETE SIDEWALK - PLAN
SCALE: 1/2"=1'-0"

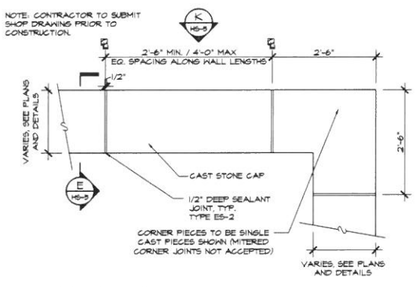


NOTE: ISOLATION JOINTS TO BE INSTALLED AT ALL BUILDINGS, BACK OF CURBS, AND FIXED STRUCTURES

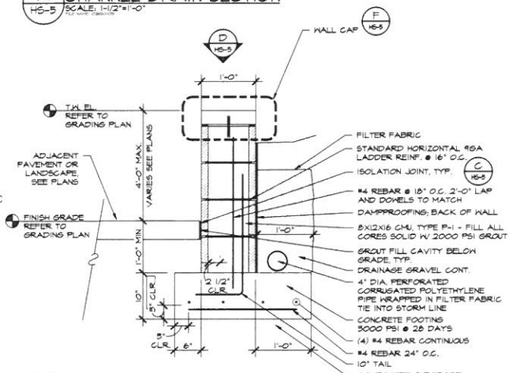
C HS-5 CONCRETE PAVEMENT/SIDEWALK ISOLATION, CONTROL, CONSTRUCTION JOINT SECTIONS
SCALE: 1"=1'-0"

NOTE: CAP PIECES TO BE EQUAL SEGMENTS ALONG ENTIRE WALL LENGTH. NO FIELD CUTS PERMITTED.

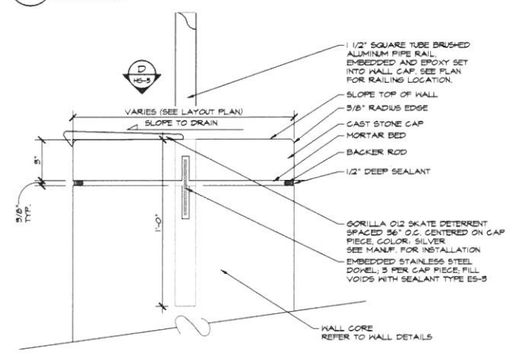
NOTE: CONTRACTOR TO SUBMIT SHOP DRAWING PRIOR TO CONSTRUCTION.



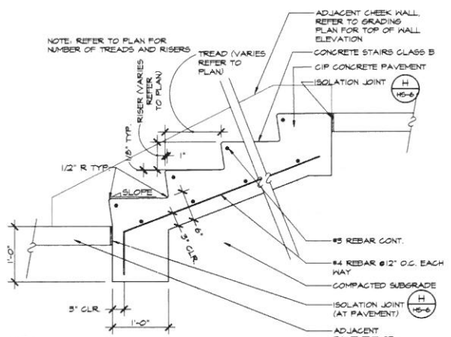
D HS-5 CAST STONE WALL CAP - PARTIAL PLAN
SCALE: 3/4" = 1'-0"



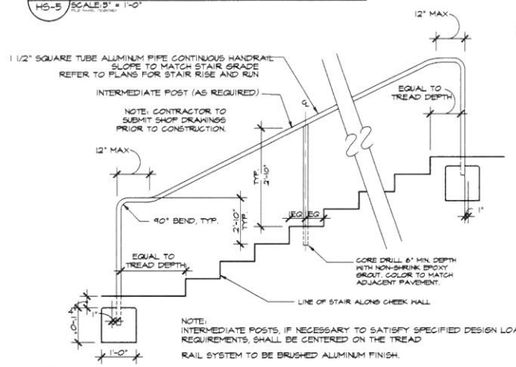
E HS-5 RETAINING WALL - SECTION
SCALE:1" = 1'-0"



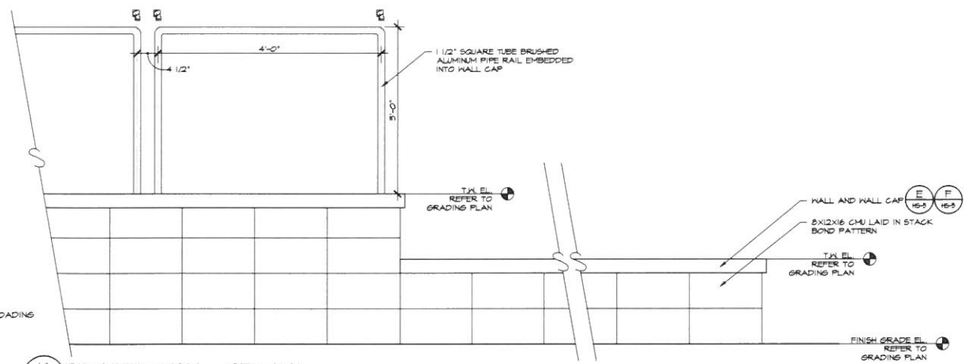
F HS-5 CAST STONE WALL CAP - SECTION
SCALE:3" = 1'-0"



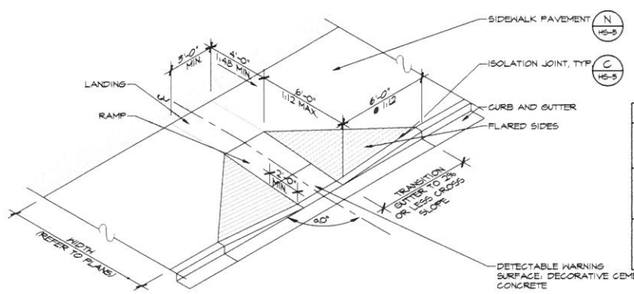
I HS-5 CIP CONCRETE STAIR - SECTION
SCALE:1" = 1'-0"



J HS-5 STAIR HANDRAIL - ELEVATION
SCALE: N.T.S.



K HS-5 RETAINING WALL - SECTION
SCALE:1" = 1'-0"

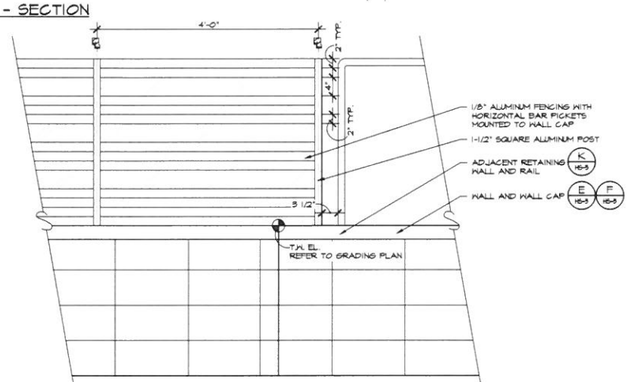


M HS-5 PERPENDICULAR CURB RAMP
SCALE: N.T.S.

DESIGNATION	MANUFACTURER/ SUPPLIER	SHAPE	SIZE	COLOR/VARIETY	FINISH
CS-1	PEDESTRIAN CONCRETE PAVEMENT	SEE PLANS	SEE PLANS	STANDARD GRAY	BROOM
CS-2	PEDESTRIAN EXPOSED AGGREGATE CONCRETE PAVEMENT	SEE PLANS	SEE PLANS	STANDARD GRAY W/ BLACK BEAUTY AGGREGATE	EXPOSED AGGREGATE RETARDANT
P-1	COUNTY MATERIALS CORPORATION	CMU	12"	SIZE: 12 IN. DOUBLE FLUSH CMU COLOR: ECHO 65 2518	GROUND FACE

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE MANUFACTURER'S/ SUPPLIER'S PRODUCTS. COLORS MAY CHANGE UPON OWNER REVIEW AND APPROVAL.
- MOCK-UPS TO BE ON SITE FOR FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

N HS-5 MATERIALS SCHEDULE
SCALE: 1"=1'-0"



O HS-5 TRASH BIN AREA SCREEN - ELEVATION
SCALE:1" = 1'-0"

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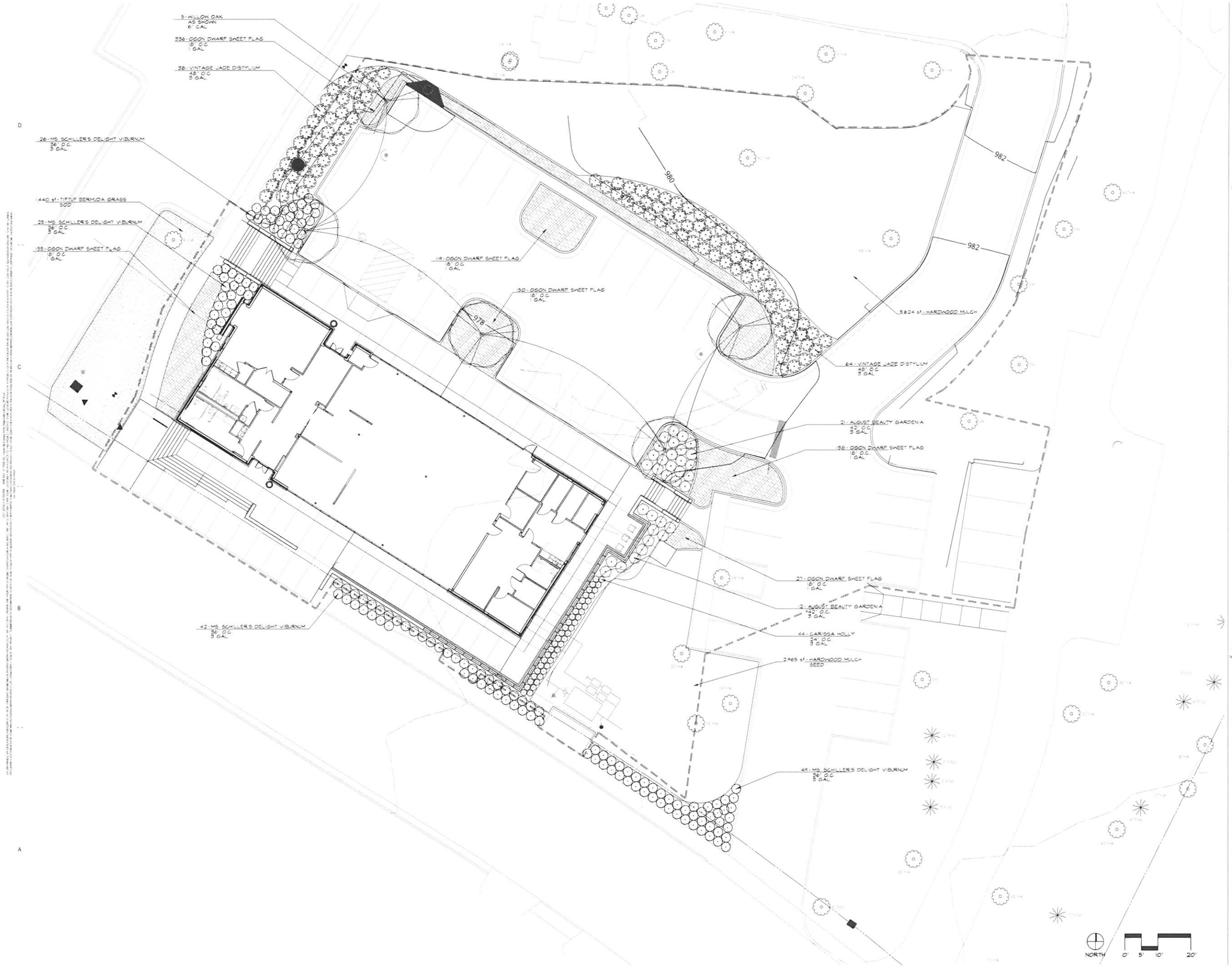
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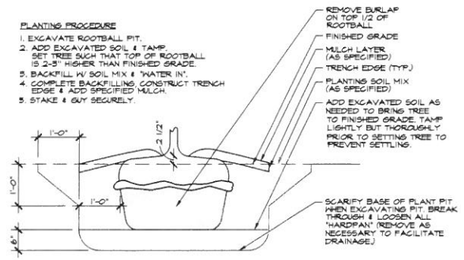
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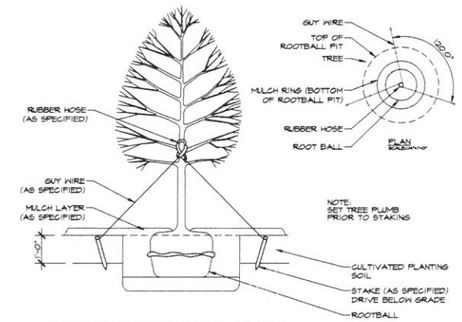
SHEET TITLE
LANDSCAPE PLAN

SHEET NO
LS-1

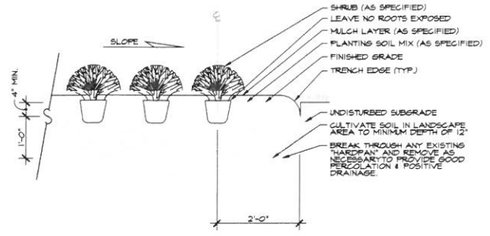
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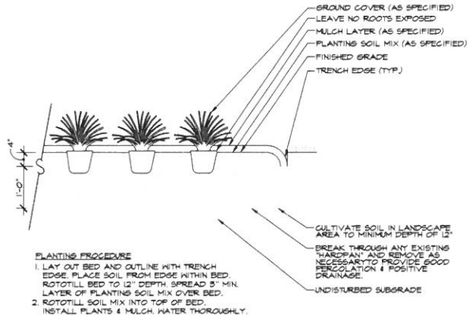
A LS-2 **TYPICAL TREE ROOTBALL PIT**
SCALE: 3/4"=1'-0"
FILE NAME: LAPLAN



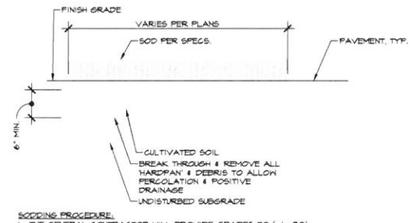
B LS-2 **TREE STAKING AND GUYING IN CULTIVATED AND MULCHED PLANTING AREA**
SCALE: 1/2"=1'-0"
FILE NAME: LAPLAN



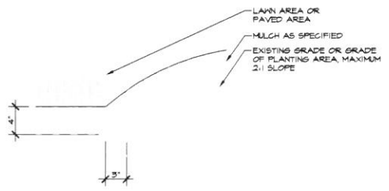
C LS-2 **SHRUB PLANTING**
SCALE: 5/4"=1'-0"
FILE NAME: LAPLAN



D LS-2 **GROUNDCOVER PLANTING**
SCALE: 5/4"=1'-0"
FILE NAME: LAPLAN



E LS-2 **SOD INSTALLATION**
SCALE: 1"=1'-0"
FILE NAME: LAPLAN



F LS-2 **TRENCH EDGE DETAIL**
SCALE: 1 1/2"=1'-0"
FILE NAME: LAPLAN2.DWG

PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
5	Quercus phellos	Willow Oak	3.5-4	16-18	8-9	B&B	Single straight trunk, dense, uniform branching, single central leader
10	Distylium x 'Vintage Jade'	'Vintage Jade' Distylium		5-6	5-6' HT	5 gal	Dense form; good color; well rooted in pot
35	Gardenia jasminoides August Beauty	August Beauty Gardenia		6-24	6-24	3 gal	Dense form; good color; well rooted in pot
44	Ilex cornuta 'Carissa'	'Carissa' Holly		4-5	4-5	3 gal	Dense form; good color; well rooted in pot
42	Viburnum obovatum 'Ms. Schiller's Delight'	Ms. Schiller's Delight Viburnum		2-3	5-6	3 gal	Dense form; good color; well rooted in pot
925	Liriope spicata 'Silver Dragon'	Silver Dragon Liriope				1 gal	Fully rooted in pot; dense compact growth
1425 SF	Cynodon dactylon 'TifTuf'	TifTuf Bermuda Grass				Sod	Certified over-seed; good color
8585 SF		HARDWOOD MULCH					

10800 05-12-2014

GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK.
2. PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF 'AMERICAN STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERY MEN.
3. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD (AS DIRECTED BY THE OWNER)
4. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL THE PLANT LIST SPECIFICATIONS.
5. LOCATE AND VERIFY ALL UTILITY LOCATIONS AND EXISTING STRUCTURES IN AND AROUND THE SITE PRIOR TO WORK. MAINTAIN EXISTING UTILITIES AND STRUCTURES AND PROTECT AGAINST DAMAGE DURING THE WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING AND/OR WORK OF OTHER TRADES RESULTING FROM LANDSCAPE CONSTRUCTION.
7. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND/OR DISFIGUREMENT.
8. WATER AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE , DURING AND UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
10. ALL PLANTS MUST BE CONTAINER-GROWN (CONT.) OR BALLED AND BURLAPPED (B & B) AS INDICATED IN THE PLANT LIST
11. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
14. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
15. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DRAWINGS.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL DATE OF SUBSTANTIAL COMPLETION.

PLANTING SOIL MIX NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL; TOPSOIL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. REFER TO SPECIFICATION SECTION 329000 FOR TOPSOIL REQUIREMENTS.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTING SOIL MIX.
3. THE PLANTING SOIL MIX MUST APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY BACKFILLING.
4. THE TYPICAL PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS & GROUND COVERS) SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
   - 60% TOPSOIL (AS SPECIFIED)
   - 40% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
     2 PARTS HUMUS, PEAT, AND/OR NUTRIENT GRADE COMPOST
     1 PART SHREDDED AND PARTIALLY COMPOSTED PINE BARK (BARK PIECES 1/2 INCH MAXIMUM IN LENGTH)
   - COMMERCIAL FERTILIZER AS RECOMMENDED IN SOIL REPORT.
   - LIME AS RECOMMENDED IN SOIL REPORT.

FILE NAME: LAPLAN4

mcmillan pazdan smith
ARCHITECTURE

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LANDSCAPE DETAILS

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LS-2

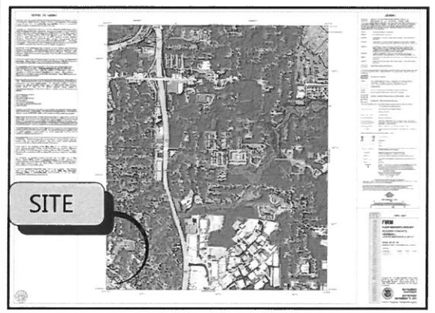
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SITE DEVELOPMENT PLANS FOR
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KING ARNOLD STREET
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA
TAX PARCELS: 14 0095



VICINITY MAP
N.T.S



FEMA MAP

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A. F.I.R.M SPECIAL FLOOD HAZARD AREA (ZONE "X") PER COMMUNITY PANEL NO. 13121C0367F DATED 9/18/13.



AERIAL MAP
N.T.S



PROPOSED SITE
N.T.S

HAPEVILLE LIBRARY
TOTAL SITE AREA: 19.02 AC.
ZONING: V - VILLAGE

SITE AREA

TOTAL PROPERTY AREA:	19.02± AC (828511± S.F.)
DISTURBED AREA:	0.94± AC (40946.400000± S.F.)
IMPERVIOUS AREA:	0.67± AC (29185.200000± S.F.)
PERVIOUS AREA:	0.64± AC (27878.400000± S.F.)

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE / FULTON COUNTY
ZONING:	V - VILLAGE
ADJACENT ZONING:	V - VILLAGE

BUILDING SETBACKS

FRONT:	15
SIDE:	15
REAR:	15

BUILDING SUMMARY

PROPOSED BUILDING AREA:	5,975 SF
BUILDING AREA LIMIT:	
BUILDING HEIGHT LIMIT:	35' / 2.5 STORIES

PARKING SUMMARY

PARKING REQUIREMENTS:	30 SPACES MIN.
PARKING PROVIDED:	31 SPACES (2 H/C, 1 VAN)

LANDSCAPING SUMMARY

PARKING ISLANDS:	6 X 18 - 1 PER 10 SPACES
FRONT LANDSCAPE BUFFER:	----
SIDE LANDSCAPE BUFFER:	----
REAR LANDSCAPE BUFFER:	----

DEVELOPMENT TEAM

ARCHITECT
MCMILLAN PAZDAN SMITH ARCHITECTURE
434 MARIETTA STREET NW SUITE 105
ATLANTA, GEORGIA 30313
PHONE: 678-251-4602
CONTACT: JOE ALCOCK

CIVIL ENGINEER
ATWELL, LLC
1255 LAKES PKWY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
PHONE: (866) 850-4200
CONTACT: THEO STONE

SURVEYOR
ATWELL
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
PHONE: (866) 850-4200
CONTACT: DAVID ANDERSON

OWNER
ATLANTA-FULTON PUBLIC LIBRARY
ONE MARGARET MITCHELL SQUARE
ATLANTA, GA 30303
PHONE:404-762-4065

GOVERNING AGENCIES AND UTILITY CONTACTS

PLANNING AND ZONING
CITY OF HAPEVILLE
3468 N. FULTON AVE
HAPEVILLE, GA 30354
PHONE:404-669-2100
CONTACT: LEM EUBANKS

WATER & SEWER
CITY OF HAPEVILLE
3468 N. FULTON AVE.
HAPEVILLE, GA 30354
PHONE:404-669-2100

SUBMITTAL DATE

SUBMITTAL - 2/19/19

PROJECT NARRATIVE

PROPOSED LIBRARY WITH ASSOCIATED PARKING AND SUBSURFACE INFRASTRUCUTURE AS REQUIRED.

NOTES

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 ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/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, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.

IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED

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C-2.5	EROSION DETAILS
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811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE PROFESSIONAL SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
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L195 14TH DISTRICT
KING ARNOLD STREET
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

MCMILLAN PAZDAN SMITH ARCHITECTURE
HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
COVER

DATE 2/19/19

REVISIONS

GEORGIA REGISTERED No. PE005804 PROFESSIONAL ENGINEER BRIAN E KAY

GSWCC LEVEL II
CERT. NO. 0000021547

DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB #: 17003047
FILE CODE: FILE CODE
SHEET NO. C-0

CAD FILE: C000 COVER

BOTTOM_RIGHT

DEMOLITION NOTES

DEMOLITION NOTES:

THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION.

THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS.

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES ARE TO BE INCLUDED WITH THE BID.

THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.

THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.

IN ACCORDANCE WITH THE DEMOLITION PLAN, CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.

REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.

THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.

INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE.

SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT AT THE R/W.

ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

ASBESTOS OR HAZARDOUS MATERIAL IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF PROPERLY.

GENERAL NOTES

GENERAL NOTES:

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS.

UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 4" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOD, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOD SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED.

ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN ON THE CONSTRUCTION DRAWINGS.

ALL DIMENSIONS AND RADII ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THESE PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.

ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY. ALL ACCESSIBLE SIGNS SHALL MEET THE CURRENT MINIMUM ADA AND LOCAL STANDARDS.

REFER TO THE DETAIL SHEETS FOR DETAILS OF ON-SITE SIGNAGE, STRIPING, AND PAVEMENT MARKING. REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION.

ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE LOCAL CODE.

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE DOT.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

EROSION CONTROL NOTES

EROSION CONTROL:

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THESE DRAWINGS, ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED.

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR JURISDICTIONAL WATERS.

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE EROSION AND SEDIMENT CONTROL PLANS SHALL BE INITIATED AS SOON AS PRACTICABLE.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE EROSION CONTROL PLANS AND/OR LANDSCAPE PLAN.

IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM THE EROSION CONTROL BASINS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE EROSION AND SEDIMENT CONTROL REGULATIONS, U.S. DEPARTMENT OF AGRICULTURE, AND U.S. SOIL CONSERVATION SERVICE REGULATIONS.

THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.

STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE STABILIZED SHALL BE TOP SOILED AND SEEDED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE STATE REGULATIONS. TOPSOILING, PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED, AT NO ADDITIONAL COST TO THE OWNER, WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.

ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.

SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

STABILIZATION MEASURES SHALL BE APPLIED TO STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE CONSTRUCTION DRAWINGS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

GRADING AND DRAINAGE NOTES

GRADING:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY ATWELL, DATED 2/13/18.

ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.

ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.

CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

ALL SITE PREPARATION AND UNSUITABLE SOIL REMOVAL, AS WELL AS THE PLACEMENT OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS).

LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.

THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS, INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS.

CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.

ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.

THE CONTRACTOR SHALL INCLUDE IN THE BID ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.

GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE, AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.

DRAINAGE:

CONTRACTOR TO CONFIRM STRUCTURE ELEVATIONS SHOWN AND PROVIDE SHOP DRAWINGS TO OWNER & ENGINEER FOR REVIEW PRIOR TO ORDERING OF OR INSTALLATION OF STRUCTURES.

PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
- TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
- TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R: ALUMINIZED COATED AS SPECIFIED ON CONSTRUCTION DRAWINGS. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. PIPE ENDS SHALL BE RE-CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS. SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 760 TYPE 1R. ACCEPTABLE MANUFACTURER: CONTECH, INC." ULTRA FLO OR ULTRA FLO II", CALDWELL CULVERT CO. "SMOOTH RIB", OR APPROVED EQUAL.
- TYPE 3: HIGH DENSITY POLYETHYLENE, ADS N-12 ST IB PIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4- THROUGH 60-INCH SHALL MEET AASHTO M294. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M294. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F 2306. MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 OR PER MANUFACTURER'S RECOMMENDATION.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SHOWN.

A MINIMUM GRADE OF 0.50% SHALL BE MAINTAINED ON ALL PIPES.

ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.

ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

SUBSURFACE DRAINAGE FACILITIES MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
- A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
- B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- E. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
- F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.

STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.

UTILITY NOTES

UTILITY NOTES:

ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

SANITARY SEWER PIPE, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS:
- PVC PER ASTM D 3034
- DUCTILE IRON PIPE PER AWWA C150
- PIPE RUNS BETWEEN MANHOLES TO BE THE SAME CLASS.

WATER LINES, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS:
- PVC C-900 PER ASTM D 2241, CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150
- DUCTILE IRON PIPE PER AWWA C150
- EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22
- PVC, 200 P.S.I. PER ASTM D1784 AND D2241

MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN THE SPECIFICATIONS.

ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.

IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I.

DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS WAS PROVIDED BY THE LAND SURVEYOR AND IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

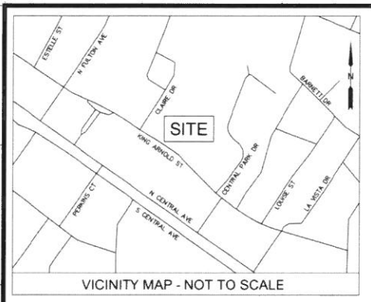
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL EXISTING AND PROPOSED UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED.

811 Know what's below. Call before you dig.
"THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ON THE PLAN AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES."

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME



VICINITY MAP - NOT TO SCALE

REFERENCES

1. DEED RECORDED IN BOOK 55382, PAGE 214
2. DEED RECORDED IN BOOK 26106, PAGE 304

DATUMS

Horizontal: Grid North, NAD83, West Zone (North American Datum of 1983), U.S. Survey Foot, Fulton County, Georgia.
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12A Conus

SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Fulton County, Georgia, (Community-panel number 13121C 0367 F, dated Sept. 18, 2013), the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by the utility companies servicing that utility and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. All Utility Companies should be contacted before beginning any design or construction.
5. North arrow and bearings shown hereon are based on GA West Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 2-12-2018 using the Trimble VRS System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based has a closure precision of one foot in 20,080 feet and an angular error of 4 seconds per angle point and was adjusted using the least squares method.
7. Equipment used for measurement:
   Angular: Trimble S6 Robotic Total Station
   Linear: Trimble S6 Robotic Total Station
   GPS: Trimble R6 GPS Reciever
8. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This Plat does not extend to any unnamed person, persons or entity without express written certification by the surveyor naming said person, persons, or entity.
9. State, County, & Local Buffers and Setbacks might exist on the subject property that are not shown hereon.
10. Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), Site Benchmarks are shown hereon.
11. This survey is not valid without the Original Signature and Seal of a Geogia Licensed Surveyor.
12. There was no observable evidence of Human Burials or Cemeteries on the Subject Property at the time of the field Survey.
13. Atwell LLC does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.

LEGEND

	SIGN	(C)	CALCULATED DISTANCE
	GROUND LIGHT	(R)	RECORD DISTANCE
	LIGHT POLE		
+715.51	SPOT ELEVATION		UNDERGROUND TELEPHONE
	WATER VALVE	SS	SANITARY SEWER
	FIRE HYDRANT	W	WATER LINE
	WATER METER	G	GAS LINE
V	WATER VAULT	OHE	OVERHEAD ELECTRIC
	STORM SEWER MANHOLE		UNDERGROUND ELECTRIC
S	SANITARY SEWER MANHOLE		PROPERTY LINE
CO	CLEANOUT		ADJACENT PROPERTY LINE
FP	FLAG POLE	x x	CHAINLINK FENCE
	UTILITY POLE		WROUGHT IRON FENCE
	GUY WIRE		WOODEN FENCE
E	ELECTRIC BOX	CMP	CORRUGATED METAL PIPE
B	BOLLARD	RCP	REINFORCED CONCRETE PIPE
		CTP	CRIMP TOP PIPE
GV	GAS VALVE	IRF	IRON ROD FOUND
GM	GAS METER	F.F.E	FINISHED FLOOR ELEVATION
2	PARKING COUNT	F.D.C.	FIRE DEPARTMENT CONNECTION
1HC	HANDICAP PARKING COUNT	SSMH	SANITARY SEWER MANHOLE
	HARDWOOD TREE		
	PINE TREE		
	BENCHMARK		
	PROPERTY CORNER		
	IRON PIN FOUND		
	R/W MARKER		
(M)	MEASURED DISTANCE		

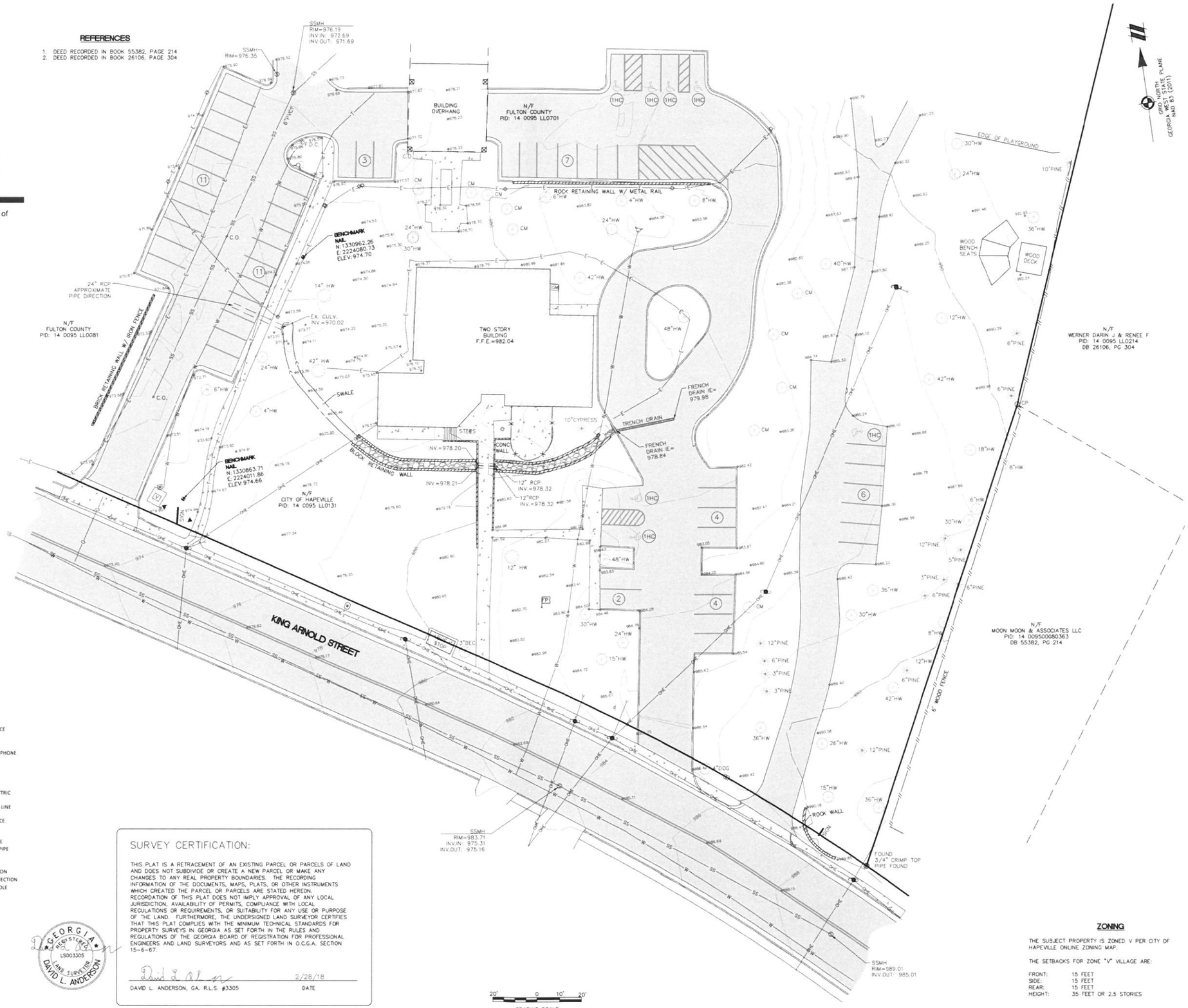
SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

GEORGIA REGISTERED LS003305 LAND SURVEYOR DAVID L. ANDERSON

David L. Anderson 2/28/18

DAVID L. ANDERSON, GA. R.L.S. #3305 DATE



20' 0 10' 20'
GRAPHIC SCALE
1" = 20'

ZONING

THE SUBJECT PROPERTY IS ZONED V PER CITY OF HAPEVILLE ONLINE ZONING MAP.

THE SETBACKS FOR ZONE "V" VILLAGE ARE:

FRONT:	15 FEET
SIDE:	15 FEET
REAR:	15 FEET
HEIGHT:	35 FEET OR 2.5 STORIES

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY, SUITE 120
LAWRENCEVILLE, GA 30043
LSF# 001218

LOCATED IN
LAND LOT 95
14th DISTRICT
FULTON COUNTY, GEORGIA

TOPOGRAPHIC SURVEY
HAPEVILLE BRANCH LIBRARY
HAPEVILLE, GEORGIA
FOR
McMILLAN PAZDAN SMITH ARCHITECTURE
ATLATNA, GEORGIA

DATE
FEBRUARY 13, 2018

REVISIONS

SCALE 0 10 20
1" = 20 FEET

DR.	MGB	CH.	SJ

P.M. D. ANDERSON
BOOK --
JOB 17003047
SHEET NO.
1 OF 1

CAD FILE: 17003047-HAPEVILLE.DWG





VICINITY MAP
N.T.S

KEY NOTES	
1	REMOVE EXISTING BUILDING, STRUCTURES, AND FOUNDATION
2	REMOVE EXISTING ASPHALT/CONCRETE PAVEMENT. CONTRACTOR TO SAWCUT FULL DEPTH AT LIMITS OF REMOVAL
3	REMOVE EXISTING POWERLINE AND ASSOCIATED STRUCTURES. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY. SEE UTILITY SHEET FOR RELOCATION
4	EXISTING LIGHT POLE TO BE RELOCATED. SEE SITE PLAN FOR FURTHER DETAILS
5	EXISTING SIDEWALK TO BE REMOVED
6	EXISTING WALL TO BE REMOVED
7	EXISTING SANITARY SEWER LINE AND MANHOLE TO BE REMOVED
8	EXISTING GAS METER TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY
9	EXISTING CURB AND GUTTER TO BE REMOVED
10	REMOVE EXISTING TRENCH DRAIN
11	REMOVE EXISTING PAVEMENT STRIPING

LEGEND	
	DEMOLISH EXISTING STRUCTURES
	DEMOLISH EXISTING PAVEMENT
XX XX XX XX	DEMOLISH AND/OR RELOCATE EXISTING UTILITIES OR CURB

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES, INCLUDING TREE PROTECTION FENCING, PRIOR TO ANY DEMOLITION ACTIVITY TAKING PLACE.
2. CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS INCLUDING LEAD PAINT, ASBESTOS ETC. DURING ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH AT EDGE OF DEMOLITION LIMITS.
4. ALL ITEMS NOTED FOR REMOVAL/DEMOLITION SHALL BE REMOVED FROM THE SITE OR DISPOSED OF IN A LEGAL MANNER.
5. EXISTING INFORMATION IS BASED ON A SURVEY CONDUCTED BY ATWELL, DATED 2/13/18. ALL SHOWN UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHOULD NOTIFY ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM ASSUMPTIONS MADE IN THESE PLANS.
6. THERE IS NOT FLOODPLAIN ON THIS SITE PER FEMA FIRM MAP13121C0367F, DATED 8/16/13.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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NOTICE

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
JOE ALCOCK
678-251-4602

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200
COA # PEC 005804

LL95 14TH DISTRICT
KING ARNOLD STREET
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

MCMILLAN PAZDAN SMITH ARCHITECTURE
HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
DEMOLITION PLAN

DATE 2/19/19

REVISIONS

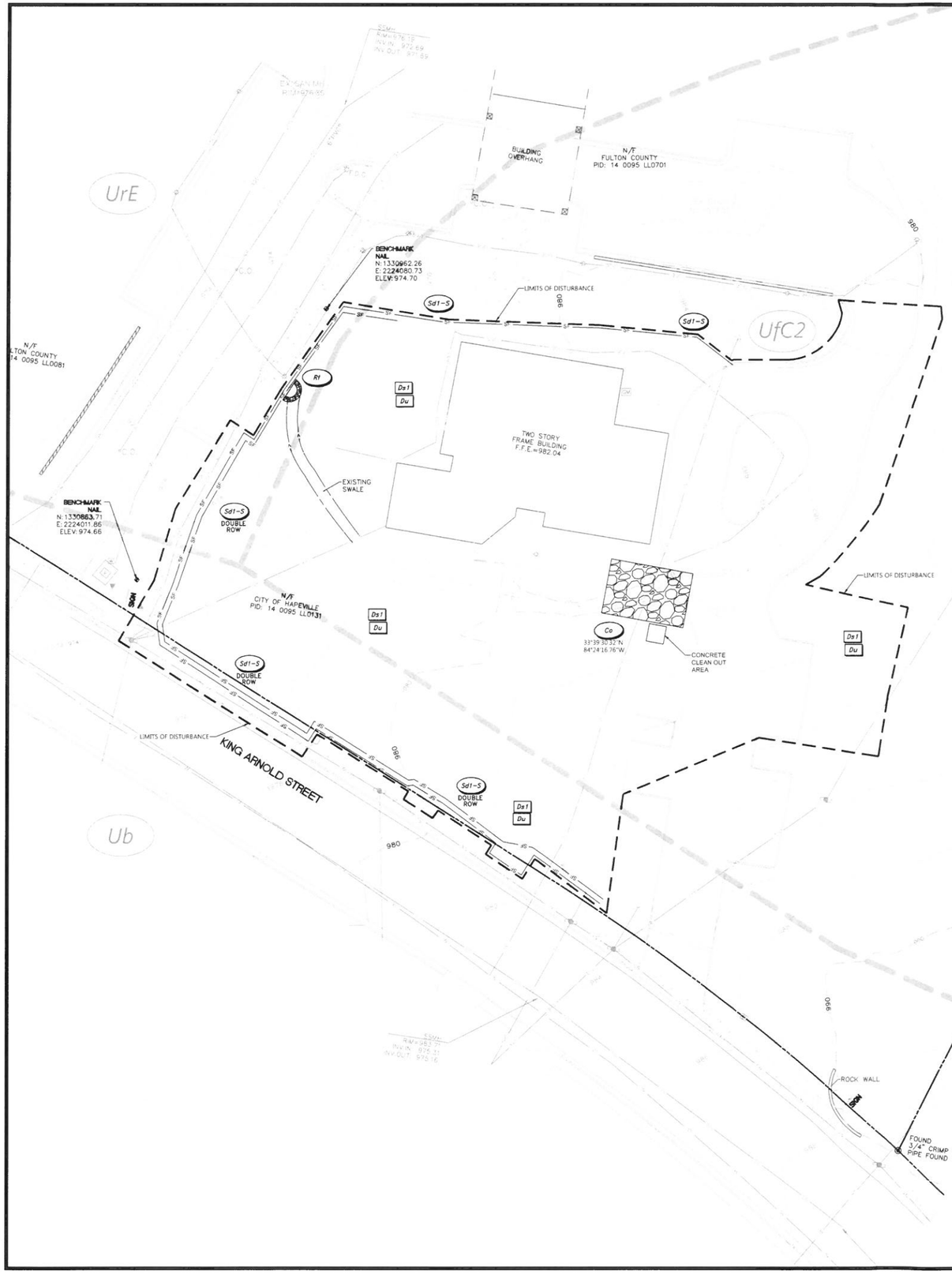
GEORGIA REGISTERED No. PE033556 PROFESSIONAL ENGINEER BRIAN E. KAY

GSWCC LEVEL II
CERT. NO. 0000021547

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SCALE 1"=20'

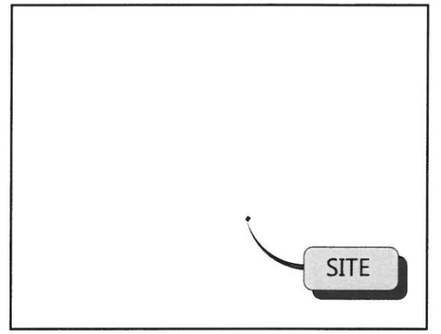
DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB #: 17003047
FILE CODE: FILE CODE
SHEET NO. C-1.0

CAD FILE: C110 DEMO
BOTTOM RIGHT



DRAINAGE AREA "1"
SILT STORAGE REQUIREMENTS
DISTURBED DRAINAGE AREA: 0.94 AC
*REQUIRED STORAGE: 67 CY/AC*0.94 AC= 63.0 CY*

SILT STORAGE PROVIDED
AVAILABLE STORAGE (SILT FENCE): 490 LF
63.0 CY/0.14 CY/LF SILT FENCE= 450 LF REQ'D



VICINITY MAP

N.T.S.

EROSION CONTROL DATA (PHASE 1)

316

TOTAL PROPERTY AREA	19.02 AC
DISTURBED AREA	0.94 AC
SEDIMENT STORAGE REQUIRED (67 CY PER ACRE)	63.0 CY
SEDIMENT STORAGE PROVIDED	68.6 CY

SOIL SERIES

44

Ub	URBAN LAND
UfC2	URBAN LAND-CECIL COMPLEX, 2 TO 10 PERCENT SLOPES, MODERATELY ERODED
UrE	URBAN LAND-RION COMPLEX, 10 TO 25 PERCENT SLOPES

NOTES

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE A GENERAL GUIDE TO EROSION CONTROL AS DEVELOPMENT OCCURS.

PROPERTY OWNER

ATLANTA-FULTON PUBLIC LIBRARY
ONE MARGARET MITCHELL SQUARE
ATLANTA, GA 30303
PHONE 404.762.4065

4

24 HOUR CONTACT

JOE ALCOCK
678.251.4602

EROSION NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, AND/OR CITY.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES, AND MAINTAINED DURING SUCH ACTIVITIES.
3. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
4. EROSION CONTROL MEASURES ARE TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. WIRE REINFORCED BACKING (TYPE C) SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.
5. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.
6. PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE BUILT. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
7. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS. IF WETLANDS EXIST ON-SITE, ANY CLEARING MUST BE IN ACCORDANCE WITH THE WETLANDS PERMIT.
8. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
9. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
10. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
11. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FORM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
13. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 1/2" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE SEDIMENTATION POND, SEDIMENT REMOVAL IS REQUIRED WHEN SEDIMENT REACHES THE ELEVATION CORRESPONDING TO CLEANOUT BASIN.
14. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.
15. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
16. ALL OPEN SWALES MUST BE GRASSED AND/OR RIP-RAP PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 4.5 SQUARE YARDS OF 50-LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS. THE PLACEMENT OF RIP-RAP AT THE DOWNSTREAM HEADWALLS SHALL BE PLACED IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.
17. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
18. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
19. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE, INSTALLATION, MAINTENANCE AND REMOVAL AS REQUIRED BY THE REGULATIONS OF THE STATE AND/OR GOVERNING AGENCY. THE INSTALLATION OF THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.
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22. FOR CALCULATIONS OF ANY BMPs SHOWN TO BE USED, SEE DETAIL SHEETS FOR THOSE NOT SHOWN ON THE PLAN.

EROSION LEGEND

Co	CONSTRUCTION EXIT		Dv2	DISTURBED AREA TEMPORARY SEEDING	Dv2
DI	DIVERSION		Du	DUST CONTROL	Du
Sd1-C	SEDIMENT BARRIER SILT FENCE (TYPE C)			SOIL DELINEATION LINE	
Sd2-P	TEMPORARY INLET SEDIMENT TRAP (PIGS IN A BLANKET)			SOIL TYPE SERIES	
Ds1	DISTURBED AREA MULCHING ONLY	Ds1		LIMITS OF DISTURBANCE LINE	
Rt	RETROFITTING				

811
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24 HOUR
EMERGENCY CONTACT
JOE ALCOCK
678-251-4602

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LAWRENCEVILLE, GA 30043
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COA # PE 005804

LL95 14TH DISTRICT
KING ARNOLD STREET
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

MCMILLAN PAZDAN SMITH ARCHITECTURE

HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
ESPCP PHASE 1

DATE 2/19/19

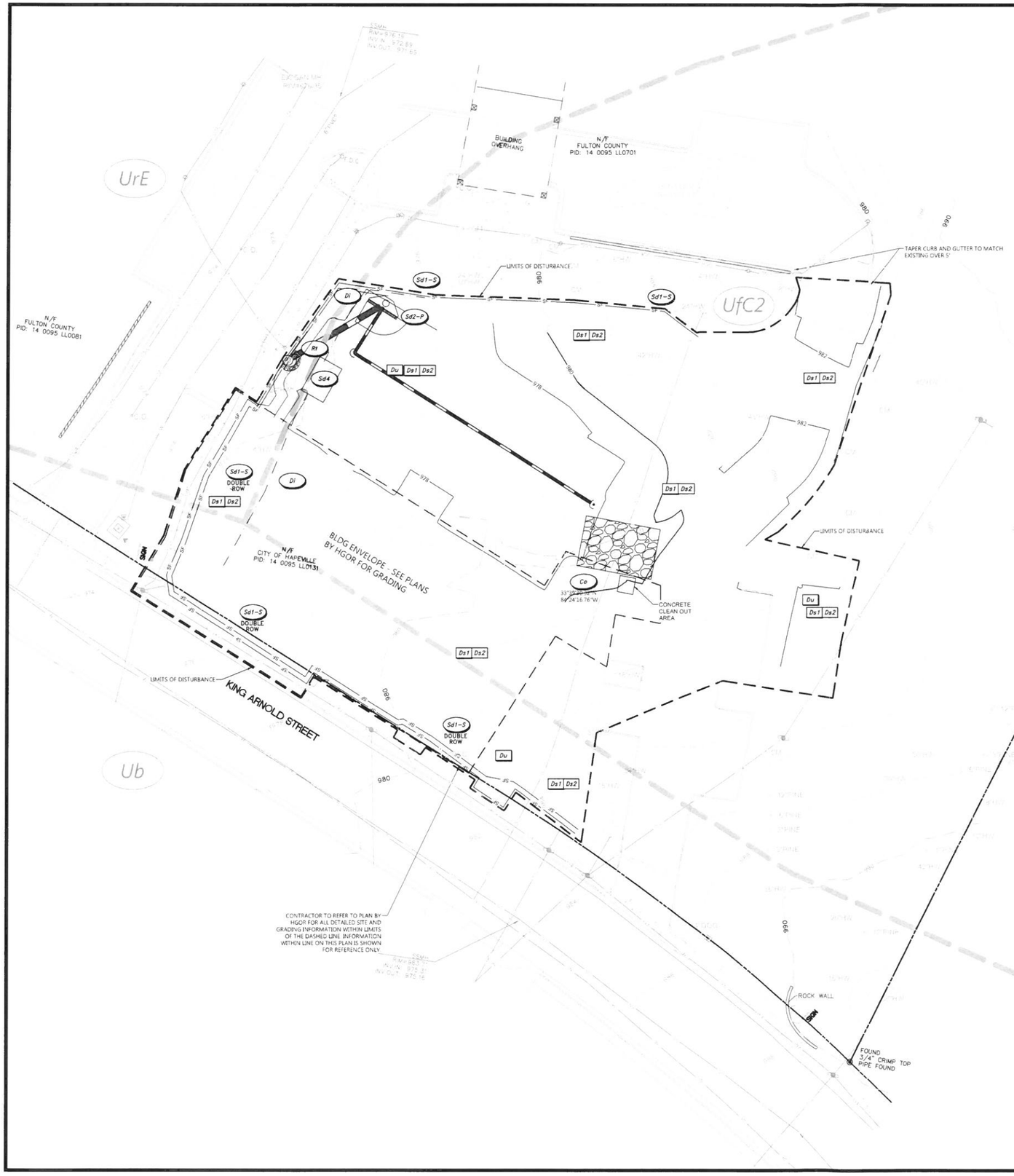
REVISIONS

GEORGIA REGISTERED No. PE0025588 PROFESSIONAL ENGINEER BRIAN E KAY
GSWCC LEVEL II
CERT. NO. 0000021547

0 10' 20'
SCALE: 1"=20'

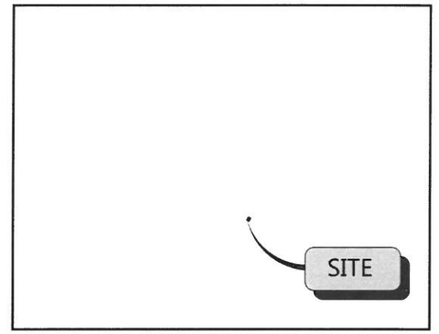
DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB #: 17003047
FILE CODE: FILE CODE
SHEET NO: C-2.0

CAD FILE: C505 EROSION PHASE 1
BOTTOM RIGHT



DRAINAGE AREA "1"
SILT STORAGE REQUIREMENTS
DISTURBED DRAINAGE AREA: 0.94 AC
*REQUIRED STORAGE: 67 CY/AC*0.94 AC= 63.0 CY*

SILT STORAGE PROVIDED
AVAILABLE STORAGE (SILT FENCE): 490 LF
63.0 CY/0.14 CY/LF, SILT FENCE= 450 LF REQ'D



VICINITY MAP
NTS

EROSION CONTROL DATA (PHASE 2)

TOTAL PROPERTY AREA	19.02 AC
DISTURBED AREA	0.94 AC
SEDIMENT STORAGE REQUIRED (67 CY PER ACRE)	63.0 CY
SEDIMENT STORAGE PROVIDED	68.6 CY

SOIL SERIES

Ub	URBAN LAND
UfC2	URBAN LAND-CECIL COMPLEX, 2 TO 10 PERCENT SLOPES, MODERATELY ERODED
UrE	URBAN LAND-RION COMPLEX, 10 TO 25 PERCENT SLOPES

NOTES
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PROPERTY OWNER
ATLANTA-FULTON PUBLIC LIBRARY
ONE MARGARET MITCHELL SQUARE
ATLANTA, GA 30303
PHONE 404-762-4065

24 HOUR CONTACT
JOE ALCOCK
678.251.4602

EROSION NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, AND/OR CITY.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES, AND MAINTAINED DURING SUCH ACTIVITIES.
3. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
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EROSION LEGEND

Co	CONSTRUCTION EXIT		Ds2	DISTURBED AREA TEMPORARY SEEDING	Ds2
Di	DIVERSION		Du	DUST CONTROL	Du
Sd1-C	SEDIMENT BARRIER SILT FENCE (TYPE C)			SOIL DELINEATION LINE	
Sd2-P	TEMPORARY INLET SEDIMENT TRAP (PIGS IN A BLANKET)			SOIL TYPE SERIES	
Ds1	DISTURBED AREA MULCHING ONLY	Ds1		LIMITS OF DISTURBANCE LINE	
Rt	RETROFITTING				

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24 HOUR EMERGENCY CONTACT
JOE ALCOCK
678-251-4602

L095 14TH DISTRICT | KING ARNOLD STREET | CITY OF HAPEVILLE | FULTON COUNTY, GEORGIA

MCMILLAN PAZDAN SMITH ARCHITECTURE

HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
ESPCP PHASE 2

DATE 2/19/19

REVISIONS

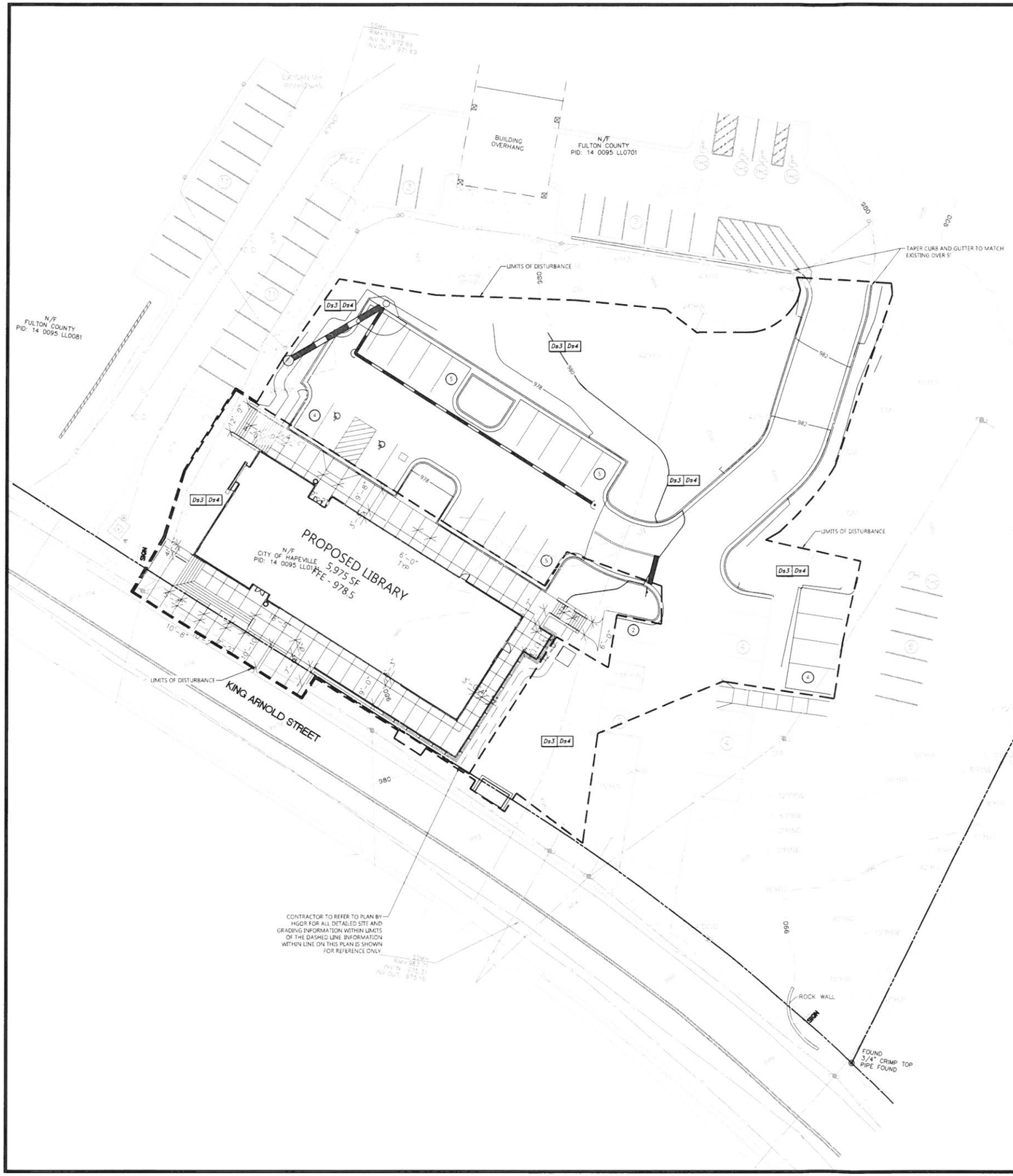
GEORGIA REGISTERED No. PE005804 PROFESSIONAL ENGINEER BRIAN E. KAY

GSWCC LEVEL II
CERT. NO. 00000021547

0 10' 20'
SCALE: 1"=20'

DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB #: 17003047
FILE CODE: FILE CODE
SHEET NO. C-2.1

CAD FILE: C110 EROSION PHASE 2
BOTTOM RIGHT



VICINITY MAP

N.T.S.

EROSION CONTROL DATA (PHASE 3)

TOTAL PROPERTY AREA	19.02 AC
DISTURBED AREA	0.94 AC
SEDIMENT STORAGE REQUIRED (67 CY PER ACRE)	63.0 CY
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ONE MARGARET MITCHELL SQUARE
ATLANTA, GA 30303
PHONE 404-762-4065

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EROSION LEGEND

Ds3	DISTURBED AREA PERMANENT SEEDING	Ds3
Ds4	DISTURBED AREA SODDING	Ds4

811 Know what's below. Call before you dig.

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24 HOUR EMERGENCY CONTACT
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LL95 14TH DISTRICT
KING ARNOLD STREET
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

MCMILLAN PAZDAN SMITH ARCHITECTURE
HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
ESPCP PHASE 3

DATE 2/19/19

REVISIONS

GEORGIA REGISTERED No. PEO005187 PROFESSIONAL ENGINEER BRIAN E. KAY

GSWCC LEVEL II CERT. NO. 0000021547

0 10' 20'
SCALE: 1"=20'

DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB # 17003047
FILE CODE: FILE CODE
SHEET NO. C-2.2

CAD FILE: C:\2D\EROSION PHASE 3
BOTTOM RIGHT

1. THE SITE(S) HAS BEEN PROVIDED ON SHEET C2.5
2. SIGNATURE, SEAL, AND GSWCC LEVEL II CERTIFICATION NUMBER ARE SHOWN ON ALL SHEETS.
3. THE DISTURBANCE FOR THIS PROJECT IS LESS THAN 50 ACRES AT ANY ONE TIME
4. 24 HOUR CONTACT:
   NAME: JOE ALCOCK
   PHONE: 678-251-4602
5. PRIMARY PERMITTEE:
   ATLANTA-FULTON PUBLIC LIBRARY
   ONE MARGARET MITCHELL SQUARE
   ATLANTA, GEORGIA 30303
   404-762-4065
6. TOTAL SITE ACREAGE: 19.02
   TOTAL DISTURBED ACREAGE: 0.94
7. CONSTRUCTION EXIT IS LOCATED AT:
   LATITUDE: 33°39'30.17"N
   LONGITUDE: 84°24'16.76"W
8. INITIAL PLAN DATE IS SHOWN ON ALL SHEETS, ANY PLAN REVISIONS ARE SHOWN ON THE COVER SHEET AND THE SHEET AFFECTED BY THE REVISION
9. CONSTRUCTION ACTIVITY DESCRIPTION: EXISTING LAND USE IS EXISTING HAPEVILLE LIBRARY BRANCH. CONSTRUCTION WILL INCLUDE GRADING AND CONSTRUCTION OF NEW LIBRARY AND ASSOCIATED PARKING AND SUBSURFACE INFRASTRUCTURE AS REQUIRED.
10. VICINITY MAP IS SHOWN ON C5.31
11. THE INITIAL RECEIVING WATER IS: UNAMED TRIBUTARY OF SOUTH RIVER. SENSITIVE ADJACENT AREAS INCLUDE (NO SENSITIVE ADJCENT AREAS)

12. I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

2/19/19		BRIAN KAY	39585	21547
DATE	DESIGN PROFESSIONAL'S SIGNATURE	DESIGN PROFESSIONAL'S NAME	GA. PE #	GSWCC CERT#

13. I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTING, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S); OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. PERMIT #

2/19/19		BRIAN KAY	39585	21547
DATE	DESIGN PROFESSIONAL'S SIGNATURE	DESIGN PROFESSIONAL'S NAME	GA. PE #	GSWCC CERT#

14. **THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN SEVEN (7) DAYS AFTER INSTALLATION.**

I CERTIFY THAT THE SITE WAS VISITED WITHIN SEVEN (7) DAYS OF THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs.

2/19/19		BRIAN KAY	39585	21547
DATE	DESIGN PROFESSIONAL'S SIGNATURE	DESIGN PROFESSIONAL'S NAME	GA. PE #	GSWCC CERT#

INSPECTION REVEALED THE FOLLOWING DEFICIENCIES FROM THE APPROVED ES&PC PLAN.

THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF THE RECEIPT OF THE INSPECTION REPORT UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

15. **NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25' OR 50' UNDISTURBED STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS**

(I) EXCEPT AS PROVIDED IN PART IV.(III). BELOW, NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHERE THE DIRECTOR HAS DETERMINED TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF NATURAL RESOURCES AND THE ENVIRONMENT IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6. OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED. THE BUFFER SHALL NOT APPLY TO THE FOLLOWING ACTIVITIES PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS ARE IMPLEMENTED:

(1) PUBLIC DRINKING WATER SYSTEM RESERVOIRS.
(2) STREAM CROSSINGS FOR WATER LINES; PROVIDED THAT THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.
(3) STREAM CROSSINGS FOR SEWER LINES; PROVIDED THAT THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.
(4) BUFFER CROSSING FOR FENCES; PROVIDED THAT THE CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND.
(5) STREAM CROSSINGS FOR AERIAL UTILITY LINES, PROVIDED THAT: (A) THE NEW UTILITY LINE RIGHT-OF-WAY WIDTH DOES NOT EXCEED 100 LINEAR FEET; (B) UTILITY LINES ARE ROUTED AND CONSTRUCTED SO AS TO MINIMIZE THE NUMBER OF STREAM CROSSINGS AND DISTURBANCES TO THE BUFFER; (C) ONLY TREES AND TREE DEBRIS ARE REMOVED FROM WITHIN THE BUFFER RESULTING IN ONLY MINOR SOIL EROSION (I.E., DISTURBANCE TO UNDERLYING VEGETATION IS MINIMIZED); AND (D) FUNCTIONAL NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE OR DISTURBED AREAS WITHIN THE BUFFER. THE PLAN SHALL INCLUDE A DESCRIPTION OF THE STREAM CROSSINGS WITH DETAILS OF THE BUFFER DISTURBANCE INCLUDING AREA AND LENGTH OF BUFFER DISTURBANCE. ESTIMATED LENGTH OF TIME OF BUFFER DISTURBANCE, AND JUSTIFICATION.

(II) NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 50 FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS 'TROUT STREAMS' EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED; PROVIDED, HOWEVER, THAT SMALL SPRINGS AND STREAMS CLASSIFIED AS 'TROUT STREAMS' WHICH DISCHARGE AN AVERAGE ANNUAL FLOW OF 25 GALLONS PER MINUTE OR LESS SHALL HAVE A 25 FOOT BUFFER OR THEY MAY BE PIPED, AT THE DISCRETION OF THE PERMITTEE, PURSUANT TO THE TERMS OF A RULE PROVIDING FOR A GENERAL VARIANCE PROMULGATED BY THE BOARD OF NATURAL RESOURCES INCLUDING NOTIFICATION OF SUCH TO EPD AND THE LOCAL ISSUING AUTHORITY OF THE LOCATION AND EXTENT OF THE PIPING AND PRESCRIBED METHODOLOGY FOR MINIMIZING THE IMPACT OF SUCH PIPING AND FOR MEASURING THE VOLUME OF WATER DISCHARGED BY THE STREAM. ANY SUCH PIPE MUST STOP SHORT OF THE DOWNSTREAM PERMITTEE'S PROPERTY AND THE PERMITTEE MUST COMPLY WITH THE BUFFER REQUIREMENT FOR ANY ADJACENT TROUT STREAMS. THE BUFFER SHALL NOT APPLY TO THE FOLLOWING ACTIVITIES PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS ARE IMPLEMENTED:

(1) PUBLIC DRINKING WATER SYSTEM RESERVOIRS.
(2) STREAM CROSSINGS FOR WATER LINES; PROVIDED THAT THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.
(3) STREAM CROSSINGS FOR SEWER LINES; PROVIDED THAT THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.
(4) BUFFER CROSSING FOR FENCES; PROVIDED THAT THE CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND.
(5) STREAM CROSSINGS FOR AERIAL UTILITY LINES, PROVIDED THAT: (A) THE NEW UTILITY LINE RIGHT-OF-WAY WIDTH DOES NOT EXCEED 100 LINEAR FEET; (B) UTILITY LINES ARE ROUTED AND CONSTRUCTED SO AS TO MINIMIZE THE NUMBER OF STREAM CROSSINGS AND DISTURBANCES TO THE BUFFER; (C) ONLY TREES AND TREE DEBRIS ARE REMOVED FROM WITHIN THE BUFFER RESULTING IN ONLY MINOR SOIL EROSION (I.E. DISTURBANCE TO UNDERLYING VEGETATION IS MINIMIZED); AND (D) FUNCTIONAL NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE OR DISTURBED AREAS WITHIN THE BUFFER. THE PLAN SHALL INCLUDE A DESCRIPTION OF THE STREAM CROSSINGS WITH DETAILS OF THE BUFFER DISTURBANCE INCLUDING AREA AND LENGTH OF BUFFER DISTURBANCE. ESTIMATED LENGTH OF TIME OF BUFFER DISTURBANCE, AND JUSTIFICATION.

16. THERE ARE NO BUFFER ENCROACHMENTS ON THIS SITE

17. **AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.**
18. **WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.**

HAZARDOUS WASTES

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE ON THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES

THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THIS ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPECIFIED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO CONTACT STORM WATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORM WATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

SANITARY WASTES

A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.

ALL SANITARY WASTE UNITS WILL BE INSTALLED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALTY DESIGNED PLASTIC CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE, SHEET C4B, BY THE CONTRACTOR ONCE LOCATIONS HAVE BEEN DETERMINED.

SANITARY SEWER WILL BE PROVIDED BY MUNICIPAL AUTHORITY / SEPTIC SYSTEM AT THE COMPLETION OF THIS PROJECT.

19. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.**
20. **EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE 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.**
21. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WIT MULCH OR TEMPORARY SEEDING.**

22. STORM WATER DOES NOT DISCHARGE INTO AN IMPAIRED STREAM SEGMENT. SEE THIS SHEET FOR REQUIREMENTS.
23. THERE IS NOT A TMDL IMPLEMENTATION PLAN FOR THE RECEIVING WATERS.
24. THIS PROJECT DOES ALLOW CONCRETE WASH DOWN ON SITE. **WASH-OUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED**. BMPS FOR CONCRETE WASH- DOWN INCLUDE:CONCRETE CLEANOUT AREA
25. SOIL CLEANUP AND CONTROL PRACTICES
   A. LOCAL STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL
   B. MATERIALS OR EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
   C. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
   D. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.
   E. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
   F. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
   G. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS
   H. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

   THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT OR TANK IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

   CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT / MINIMIZE SITE CONTAINMENT. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

26. PERMANENT VEGETATION, A WATER QUALITY DEVICE, AND A STORMWATER MANAGEMENT SYSTEM TO BE ESTABLISHED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORMWATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED
27. PRACTICES USED TO REDUCE POLLUTANTS IN STORMWATER DISCHARGES INCLUDE SILT FENCE, CONSTRUCTION EXITS AND RETROFITS. TO FURTHER REDUCE POLLUTANTS, MATERIALS THAT ARE POTENTIAL HAZARDS SHALL BE STORED IN SPECIFIC AND CONTROLLED AREAS AND PERSONNEL WILL BE TRAINED BY THE CONTRACTOR TO HANDLE SPILLS OR LEAKS. POLLUTANTS WILL BE STORED IN SPECIFIC AND CONTROLLED AREAS BY THE CONTRACTOR.
28. ANTICIPATED ACTIVITY SCHEDULE IS SHOWN ON THIS SHEET.
29. INSPECTIONS PERMITTEE REQUIREMENTS
   1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING; AND (C) MEASURE RAINFALL ONCE EACH 24 HOUR PERIOD AT THE SITE. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
   2. MEASURE RAINFALL ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY UNTIL THE NOTICE OF TERMINATION IS SUBMITTED. IF MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
   3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(3). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
   4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS SUBMITTED) ALL AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
   5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL 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.
   6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.(4). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND THIS PERMIT. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THIS PERMIT.
30. SAMPLING FREQUENCY
   1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW FOR A QUALIFYING EVENT. SAMPLES MUST BE TAKEN WITHIN FORTY-FIVE (45) MINUTES OF:
      A. THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT, IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION, OR
      B. THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT.
   2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND 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 STORM WATER DISCHARGE.
   3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING EVENTS:
      A. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS* (MONDAY THRU FRIDAY, 8:00 AM TO 5:00 PM AND SATURDAY 8:00 AM TO 5:00 PM, EXCLUDING ALL NON-WORKING FEDERAL HOLIDAYS, WHEN CONSTRUCTION ACTIVITY IS BEING CONDUCTED BY THE PRIMARY PERMITTEE) THAT OCCURS AFTER ALL EARTH-DISTURBING OPERATIONS HAVE BEEN COMPLETED IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION.
      B. IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS* THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST.
      C. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS ARE FOUND TO BE PROPERLY DESIGNED, INSTALLED AND MAINTAINED, NO FURTHER ACTION IS REQUIRED. IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED; AND
      D. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.
      E. *NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND
   4. NON-STORM WATER DISCHARGES. EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER LISTED N PART III.A.2. OF THIS PERMIT THAT ARE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORM WATER COMPONENT(S) OF THE DISCHARGE

   REPORTING
   1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT A SUMMARY OF THE MONITORING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGES OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER

EROSION, SEDIMENT AND POLLUTION CONTROL GENERAL NOTES

PRACTICES SUCH AS GOOD HOUSEKEEPING, PROPER HANDLING OF HAZARDOUS PRODUCTS AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISK OF SPILLS AND SPILLS FROM DISCHARGING INTO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

1. QUANTITIES OF PRODUCTS STORED ONSITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB.
2. PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL WHERE POSSIBLE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER LABELS LEGIBLE AND VISIBLE.
4. PRODUCT MIXING, DISPOSAL AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE, AND DISPOSAL.

PRODUCT SPECIFIC PRACTICES

PAINTS / FINISHES / SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FERTILIZER / HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATION OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND 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 BURIED OR DISPOSED OF ON SITE. ALL SUCH MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

WASTE MATERIALS

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY WELDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATION. NO CONSTRUCTION WASTE WILL BE BURIED ON SITE.

ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURE FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOB SITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

EROSION, SEDIMENT AND POLLUTION CONTROL PLAN NOTES

ELIGIBILITY

1. CONSTRUCTION ACTIVITIES. THIS PERMIT AUTHORIZES, SUBJECT TO THE CONDITIONS OF THIS PERMIT:
   A. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH STAND ALONE CONSTRUCTION PROJECTS THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE OCCURRING ON OR BEFORE, AND CONTINUING AFTER, THE EFFECTIVE DATE OF THIS PERMIT, (HENCEFORTH REFERRED TO AS EXISTING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES EXCEPT FOR DISCHARGES IDENTIFIED UNDER PART I.C.3.; AND
   B. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH STAND ALONE CONSTRUCTION PROJECTS THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE OCCURRING AFTER THE EFFECTIVE DATE OF THIS PERMIT, (HENCEFORTH REFERRED TO AS EXISTING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES).
   C. COVERAGE UNDER THIS PERMIT IS NOT REQUIRED FOR DISCHARGES OF STORM WATER ASSOCIATED WITH MINOR LAND DISTURBING ACTIVITIES (SUCH AS HOME GARDENS AND INDIVIDUAL HOME LANDSCAPING, REPAIRS, MAINTENANCE WORK, FENCES AND OTHER RELATED ACTIVITIES WHICH RESULT IN MINOR SOIL EROSION) CONDUCTED OUTSIDE OF THE 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS REQUIRING A BUFFER AND OUTSIDE OF THE 50 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS CLASSIFIED AS "TROUT STREAMS" REQUIRING A BUFFER ON PRIVATE RESIDENTIAL LOTS SOLD TO HOMEOWNERS WHERE ALL PLANNED CONSTRUCTION ACTIVITIES ON THAT LOT HAVE BEEN COMPLETED AND HAVE UNDERGONE FINAL STABILIZATION.

2. MIXED STORM WATER DISCHARGES. THIS PERMIT MAY ONLY AUTHORIZE A STORM WATER DISCHARGE FROM A CONSTRUCTION SITE OR CONSTRUCTION ACTIVITIES THAT IS MIXED WITH A STORM WATER DISCHARGE FROM AN INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION WHERE:
   A. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY;
   B. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT; AND
   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

3. LIMITATIONS ON COVERAGE. THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
   A. STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATE FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
   B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORM WATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7. (NON-STORM WATER DISCHARGES) OF THIS PERMIT.
   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES; AND
   D. STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

AUTHORIZATION

1. ANY PERSON DESIRING COVERAGE UNDER THIS PERMIT MUST SUBMIT A NOTICE OF INTENT (NOI) TO THE EPD AND THE NOI MUST BE RECEIVED BY THE EPD IN ACCORDANCE WITH THE REQUIREMENTS OF PART II. USING NOI FORMS PROVIDED BY THE EPD (OR AN EXACT PHOTOCOPY THEREOF). IN ORDER FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES TO BE AUTHORIZED.
2. UNLESS NOTIFIED BY THE DIRECTOR TO THE CONTRARY, A PERMITTEE WHO SUBMITS AN NOI IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PERMIT IS AUTHORIZED TO DISCHARGE STORM WATER FROM CONSTRUCTION SITES, UNDER THE TERMS AND CONDITIONS OF THIS PERMIT FOURTEEN (14) DAYS AFTER THE DATE THAT THE NOI IS POSTMARKED. THE DIRECTOR MAY DENY COVERAGE UNDER THIS PERMIT AND REQUIRE SUBMITTAL OF AN APPLICATION FOR AN INDIVIDUAL NPDES PERMIT OR ALTERNATIVE GENERAL NPDES PERMIT BASED ON A REVIEW OF THE NOI OR OTHER INFORMATION. SHOULD THE DIRECTOR DENY COVERAGE UNDER THIS PERMIT, COVERAGE UNDER THIS PERMIT IS AUTHORIZED UNTIL THE DATE SPECIFIED IN THE NOTICE OF DENIAL BY THE DIRECTOR.
3. WHERE A NEW PERMITTEE IS TO BEGIN WORK ON SITE AFTER AN NOI FOR THE FACILITY/CONSTRUCTION SITE HAS BEEN SUBMITTED, THAT NEW PERMITTEE MUST SUBMIT A NEW NOI IN ACCORDANCE WITH PART II CONTINUING OBLIGATIONS OF PERMITTEES. UNLESS AND UNTIL RESPONSIBILITY FOR A SITE COVERED UNDER THIS PERMIT IS PROPERLY TERMINATED ACCORDING TO THE TERMS OF THE PERMIT, THE INITIAL PERMITTEE REMAINS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE TERMS OF THE PERMIT AND FOR ANY VIOLATIONS OF SAID TERMS.

NOTICE OF INTENT REQUIREMENTS

A. DEADLINES FOR NOTIFICATION
   1. EXCEPT AS PROVIDED IN PART II.A.2., II.A.3. AND II.A.5., OWNERS OR OPERATORS OR BOTH WHO INTEND TO OBTAIN COVERAGE UNDER THIS GENERAL PERMIT FOR STORM WATER DISCHARGES FROM A CONSTRUCTION SITE (WHERE CONSTRUCTION ACTIVITIES BEGIN AFTER ISSUANCE OF THIS PERMIT), SHALL SUBMIT A NOTICE OF INTENT (NOI) IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PART AT LEAST FOURTEEN (14) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
   2. FOR SITES WHERE CONSTRUCTION ACTIVITIES, SUBJECT TO THIS PERMIT, ARE OCCURRING ON THE EFFECTIVE DATE OF THIS PERMIT, THE OWNER OR OPERATOR OR BOTH SHALL SUBMIT AN NOI IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PART NO LATER THAN SIXTY (60) DAYS AFTER THE EFFECTIVE DATE OF THIS PERMIT.
   3. A DISCHARGER IS NOT PRECLUDED FROM SUBMITTING AN NOI IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PART AFTER THE DATES PROVIDED IN PARTS II.A.1. OR II.A.2. OF THIS PERMIT. IN SUCH INSTANCES, EPD MAY BRING AN ENFORCEMENT ACTION FOR FAILURE TO SUBMIT AN NOI IN A TIMELY MANNER OR FOR ANY UNAUTHORIZED DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT HAVE OCCURRED ON OR AFTER THE DATES SPECIFIED IN PART II.A.1. AND II.A.2.
   4. WHERE AN OWNER OR AN OPERATOR OR BOTH CHANGES AFTER AN NOI HAS BEEN FILED, THE SUBSEQUENT OWNER OR OPERATOR OR BOTH MUST FILE A NEW NOI IN ACCORDANCE WITH THIS PART AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK AT THE FACILITY/CONSTRUCTION SITE. IN THE EVENT A LENDER OR OTHER SECURED CREDITOR ACQUIRES LEGAL TITLE TO THE FACILITY/CONSTRUCTION SITE, SUCH PARTY MUST FILE A NEW NOI IN ACCORDANCE WITH THIS PART BY THE EARLIER TO OCCUR OF: (A) SEVEN (7) DAYS BEFORE BEGINNING WORK AT THE FACILITY/CONSTRUCTION SITE OR (B) THIRTY (30) DAYS FROM ACQUIRING LEGAL TITLE TO THE FACILITY/CONSTRUCTION SITE. STABILIZATION AND BMP INSTALLATION AND/OR MAINTENANCE MEASURES OF A DISTURBED SITE BY THE SUBSEQUENT OWNER OR OPERATOR, MAY OCCUR IN ADVANCE OF FILING A NEW NOI, WITHOUT VIOLATION OF THIS PERMIT.
   5. FOR SITES WHERE CONSTRUCTION ACTIVITIES WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE THAT ARE REQUIRED AS A RESULT OF STORM- OR EMERGENCY-RELATED REPAIR WORK, THE OWNER OR OPERATOR OR BOTH SHALL NOTIFY THE APPROPRIATE EPD DISTRICT OFFICE WITHIN THREE (3) DAYS OF COMMENCEMENT OF SAID CONSTRUCTION ACTIVITIES. THE OWNER OR OPERATOR OR BOTH SHALL SUBMIT THE NOI TO THE APPROPRIATE EPD DISTRICT OFFICE AS SOON AS POSSIBLE AFTER THE STORM OR EMERGENCY-RELATED EVENT BUT NO LATER THAN FOURTEEN (14) DAYS AFTER THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND SHALL SUBMIT THE PLAN IN ACCORDANCE WITH PART IV.A.6.

NOTICE OF INTENT SUBMITTAL

NOIS ARE TO BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO BOTH THE APPROPRIATE EPD DISTRICT OFFICE ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT AND TO THE LOCAL ISSUING AUTHORITY IN JURISDICTIONS AUTHORIZED TO ISSUE A LAND DISTURBANCE ACTIVITY PERMIT FOR THE PERMITTEE'S CONSTRUCTION SITE PURSUANT TO O.C.G.A. 12-7-1, ET SEQ. IF AN ELECTRONIC SUBMITTAL SERVICE IS PROVIDED BY EPD THEN THE NOI MAY BE SUBMITTED ELECTRONICALLY SO LONG AS A PAPER COPY IS ALSO SUBMITTED BY RETURN RECEIPT OR SIMILAR SERVICE. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATIVE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION (NOT) IS SUBMITTED IN ACCORDANCE WITH PART VI.

FEES

ANY APPLICABLE FEES SHALL BE SUBMITTED BY THE PRIMARY PERMITTEE IN ACCORDANCE WITH RULES AND REGULATIONS FOR WATER QUALITY CONTROL (RULES) PROMULGATED BY THE BOARD OF NATURAL RESOURCES BY SUBMITTING AN NOI FOR COVERAGE UNDER THIS PERMIT THE PRIMARY PERMITTEE AGREES TO PAY ANY FEES REQUIRED, NOW OR IN THE FUTURE, BY SUCH RULES AUTHORIZED UNDER O.C.G.A. SECTION 12-5-23(A)(5)(A), WHICH ALLOWS THE BOARD OF NATURAL RESOURCES TO ESTABLISH A FEE SYSTEM. FEES MAY BE ASSESSED ON LAND DISTURBING ACTIVITY PROPOSED TO OCCUR ON OR AFTER THE EFFECTIVE DATE OF THIS PERMIT AND SHALL BE PAID IN ACCORDANCE WITH SUCH RULES.

RENOTIFICATION

UPON ISSUANCE OF A NEW OR DIFFERENT GENERAL PERMIT FOR SOME OR ALL OF THE STORM WATER DISCHARGES COVERED BY THIS PERMIT, THE PERMITTEE IS REQUIRED TO NOTIFY THE EPD OF THEIR INTENT TO BE COVERED BY THE NEW OR DIFFERENT GENERAL PERMIT. THE PERMITTEE MUST SUBMIT A NEW NOTICE OF INTENT IN ACCORDANCE WITH THE NOTIFICATION REQUIREMENTS OF THE NEW OR DIFFERENT GENERAL PERMIT.

SPECIAL CONDITIONS, MANAGEMENT PRACTICES, PERMIT VIOLATIONS AND OTHER LIMITATIONS

A. PROHIBITION ON NON-STORM WATER DISCHARGES.
   1. EXCEPT AS PROVIDED IN PART I.C.2 AND III.A.2., ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER.
   2. THE FOLLOWING NON-STORM WATER DISCHARGES MAY BE AUTHORIZED BY THIS PERMIT PROVIDED THE NON-STORM WATER COMPONENT OF THE DISCHARGE IS EXPLICITLY LISTED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND IS IN COMPLIANCE WITH PART IV.D.7.: DISCHARGES FROM FIRE FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHING; POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING; IRRIGATION DRAINAGE; AIR CONDITIONING CONDENSATE; SPRINGS; UNCONTAMINATED GROUND WATER; AND FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

B. RELEASES IN EXCESS OF REPORTABLE QUANTITIES.
   1. THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORM WATER DISCHARGE(S) FROM A SITE SHALL BE PREVENTED. THIS PERMIT DOES NOT RELIEVE THE PERMITTEE OF THE REPORTING REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. §§12-14-2, ET SEQ.), 40 CFR PART 117 AND 40 CFR PART 302. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. §§12-14-2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY EPD AT (404) 656-4863 OR (800) 241-4113 AND THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802 IN ACCORDANCE WITH THE REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. §§12-14-2, ET SEQ.), 40 CFR 117 AND 40 CFR 302 AS SOON AS HE/SHE HAS KNOWLEDGE OF THE DISCHARGE.
   2. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ON-SITE SPILL.

MANAGEMENT PRACTICES AND PERMIT VIOLATIONS

1. BEST MANAGEMENT PRACTICES, AS SET FORTH IN THIS PERMIT, ARE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES, AND MUST BE IMPLEMENTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF GEORGIA. PROPER DESIGN, INSTALLATION, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES SHALL CONSTITUTE A COMPLETE DEFENSE TO ANY ACTION BY THE DIRECTOR OR TO ANY OTHER ALLEGATION OF NONCOMPLIANCE WITH PART III.D.3. AND PART III.D.4.
2. FAILURE TO PROPERLY DESIGN, INSTALL, OR MAINTAIN BEST MANAGEMENT PRACTICES SHALL CONSTITUTE A VIOLATION OF THIS PERMIT FOR EACH DAY ON WHICH SUCH FAILURE OCCURS FOR WHICH COMPLIANCE IS REQUIRED. ROUTINE INSPECTIONS SHALL NOT BE CONSIDERED A VIOLATION FOR THE PURPOSES OF THIS PARAGRAPH. IF DURING THE COURSE OF THE PERMITTEES ROUTINE INSPECTION BMP FAILURES ARE OBSERVED, WHICH HAVE RESULTED IN SEDIMENT DEPOSITION INTO WATERS OF THE STATE, THE PERMITTEE SHALL CORRECT THE BMP FAILURES AND SHALL SUBMIT A SUMMARY OF THE VIOLATIONS TO EPD IN ACCORDANCE WITH PART V.A.2. OF THIS PERMIT.
3. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH DISCHARGE RESULTS IN THE TURBIDITY OF RECEIVING WATER(S) BEING INCREASED BY MORE THAN TEN (10) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS CLASSIFIED AS TROUT STREAMS OR MORE THAN TWENTY-FIVE (25) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS SUPPORTING WARM WATER FISHERIES, REGARDLESS OF A PERMITTEES CERTIFICATION UNDER PART III.B.1.1. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED.
4. WHEN THE PERMITTEE HAS ELECTED TO MONITOR OUTFALL(S), THE DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING THE VALUE SELECTED FROM APPENDIX B APPLICABLE TO THE CONSTRUCTION SITE, AS SET FORTH THEREIN. THE NEPHELOMETRIC TURBIDITY UNIT (NTU) VALUE SHALL BE SELECTED FROM APPENDIX B BASED UPON THE SIZE OF THE CONSTRUCTION SITE, THE SURFACE WATER DRAINAGE AREA AND WHETHER THE RECEIVING WATER(S) SUPPORTS WARM WATER FISHERIES OR IS A TROUT STREAM AS INDICATED IN THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6 AT WWW.GAEPD.ORG.

STANDARD PERMIT CONDITIONS

A. DUTY TO COMPLY.
   1. EACH PERMITTEE MUST COMPLY WITH ALL APPLICABLE CONDITIONS OF THIS PERMIT. ANY PERMIT NONCOMPLIANCE CONSTITUTES A VIOLATION OF THE GEORGIA WATER QUALITY CONTROL ACT (O.C.G.A. §§12-5-20, ET SEQ.) AND IS GROUNDS FOR ENFORCEMENT ACTION, FOR PERMIT TERMINATION OR FOR DENIAL OF A PERMIT RENEWAL APPLICATION. FAILURE OF A PRIMARY PERMITTEE TO COMPLY WITH ANY APPLICABLE TERM OR CONDITION OF THIS PERMIT SHALL NOT RELIEVE ANY OTHER PRIMARY PERMITTEE FROM COMPLIANCE WITH THEIR APPLICABLE TERMS AND CONDITIONS OF THIS PERMIT.
   2. EACH PERMITTEE MUST DOCUMENT IN THEIR RECORDS ANY AND ALL KNOWN VIOLATIONS OF THIS PERMIT AT HIS/HER SITE WITHIN SEVEN (7) DAYS OF HIS/HER KNOWLEDGE OF THE VIOLATION. A SUMMARY OF THESE VIOLATIONS MUST BE SUBMITTED TO EPD BY THE PERMITTEE AT THE ADDRESSES SHOWN IN PART II.C. WITHIN FOURTEEN (14) DAYS OF HIS/HER DISCOVERY OF THE VIOLATION.
   3. PENALTIES FOR VIOLATIONS OF PERMIT CONDITIONS. THE FEDERAL CLEAN WATER ACT AND THE GEORGIA WATER QUALITY CONTROL ACT (O.C.G.A. §§12-5-20, ET SEQ.) PROVIDE THAT ANY PERSON WHO FALSIFIES, TAMPERS WITH, OR KNOWINGLY RENDERS INACCURATE ANY MONITORING DEVICE OR METHOD REQUIRED TO BE MAINTAINED UNDER THIS PERMIT, MAKES ANY FALSE STATEMENT, REPRESENTATION OR CERTIFICATION IN ANY RECORD OR OTHER DOCUMENT SUBMITTED OR REQUIRED TO BE MAINTAINED UNDER THIS PERMIT, INCLUDING MONITORING REPORTS OR REPORTS OF COMPLIANCE OR NONCOMPLIANCE SHALL, UPON CONVICTION BE PUNISHED BY A FINE OR BY IMPRISONMENT, OR BY BOTH. THE FEDERAL CLEAN WATER ACT AND THE GEORGIA WATER QUALITY CONTROL ACT ALSO PROVIDE PROCEDURES FOR ASSESSING CIVIL PENALTIES WHICH MAY BE LEVIED FOR VIOLATIONS OF THE ACTS, ANY PERMIT CONDITION OR LIMITATION ESTABLISHED PURSUANT TO THE ACTS, OR NEGLIGENTLY OR INTENTIONALLY FAILING OR REFUSING TO COMPLY WITH ANY FINAL OR EMERGENCY ORDER OF THE DIRECTOR.

B. CONTINUATION OF THE EXPIRED GENERAL PERMIT. THIS PERMIT EXPIRES ON THE DATE SHOWN ON THE COVER PAGE OF THIS PERMIT. HOWEVER, AN EXPIRED GENERAL PERMIT CONTINUES IN FORCE AND EFFECT UNTIL A NEW GENERAL PERMIT IS ISSUED, FINAL AND EFFECTIVE. CONSTRUCTION SITES THAT HAVE NOT OBTAINED COVERAGE UNDER THE PERMIT BY THE PERMIT EXPIRATION DATE CANNOT BECOME AUTHORIZED TO DISCHARGE UNDER THE CONTINUED PERMIT.

C. NEED TO HALT OR REDUCE ACTIVITY NOT A DEFENSE. IT SHALL NOT BE A DEFENSE FOR THE PERMITTEE IN AN ENFORCEMENT ACTION THAT IT WOULD HAVE BEEN NECESSARY TO HALT OR REDUCE THE PERMITTED ACTIVITY IN ORDER TO MAINTAIN COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT.

D. DUTY TO MITIGATE. THE PERMITTEE SHALL TAKE ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE IN VIOLATION OF THIS PERMIT WHICH HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT.

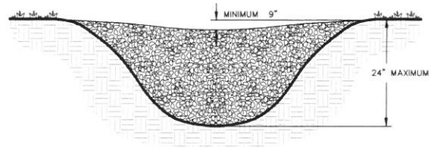
E. DUTY TO PROVIDE INFORMATION. THE PERMITTEE SHALL FURNISH TO THE DIRECTOR, A STATE OR LOCAL AGENCY APPROVING SOIL EROSION AND SEDIMENTATION CONTROL PLANS, GRADING PLANS, OR STORM WATER MANAGEMENT PLANS, OR IN THE CASE OF A STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY WHICH DISCHARGES THROUGH A MUNICIPAL SEPARATE STORM SEWER SYSTEM WITH AN NPDES PERMIT, TO THE LOCAL GOVERNMENT OPERATING THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, ANY INFORMATION WHICH IS REQUESTED TO DETERMINE COMPLIANCE WITH THIS PERMIT. IN THE CASE OF INFORMATION SUBMITTED TO THE EPD SUCH INFORMATION SHALL BE CONSIDERED PUBLIC INFORMATION AND AVAILABLE UNDER THE GEORGIA OPEN RECORDS ACT.

F. OTHER INFORMATION. WHEN THE PERMITTEE BECOMES AWARE THAT HE FAILED TO SUBMIT ANY RELEVANT FACTS OR SUBMITTED INCORRECT INFORMATION IN THE NOTICE OF INTENT OR IN ANY OTHER REPORT REQUIRED TO BE SUBMITTED TO THE EPD, THE PERMITTEE SHALL PROMPTLY SUBMIT SUCH FACTS OR INFORMATION.

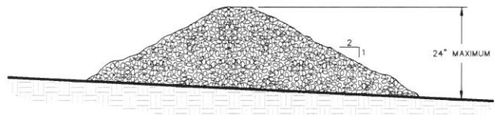
G. SIGNATORY REQUIREMENTS. ALL NOTICES OF INTENT, NOTICE OF TERMINATIONS, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, REPORTS, CERTIFICATIONS OR OTHER INFORMATION EITHER SUBMITTED TO THE EPD OR THE OPERATOR OF A LARGE OR MEDIUM MUNICIPAL SEPARATE STORM SEWER SYSTEM, OR THAT THIS PERMIT REQUIRES BE MAINTAINED BY THE PERMITTEE, SHALL BE SIGNED AS FOLLOWS:

1. ALL NOTICES OF INTENT SHALL BE SIGNED AS FOLLOWS:
   A. FOR A CORPORATION: BY A RESPONSIBLE CORPORATE OFFICER. FOR THE PURPOSE OF THIS PERMIT, A RESPONSIBLE CORPORATE OFFICER MEANS: (1) A PRESIDENT, SECRETARY, TREASURER, OR VICE-PRESIDENT OF THE CORPORATION IN CHARGE OF A PRINCIPAL BUSINESS FUNCTION, OR ANY OTHER PERSON WHO PERFORMS SIMILAR POLICY- OR DECISION-MAKING FUNCTIONS FOR THE CORPORATION; OR (2) THE MANAGER OF ONE OR MORE MANUFACTURING, PRODUCTION OR OPERATING FACILITIES PROVIDED THE MANAGER IS AUTHORIZED TO MAKE MANAGEMENT DECISIONS WHICH GOVERN THE OPERATION OF THE REGULATED FACILITY INCLUDING HAVING THE EXPLICIT OR IMPLICIT DUTY OF MAKING MAJOR CAPITAL INVESTMENT RECOMMENDATIONS, AND INITIATING AND DIRECTING OTHER COMPREHENSIVE MEASURES TO ASSURE LONG TERM ENVIRONMENTAL COMPLIANCE WITH ENVIRONMENTAL LAWS AND REGULATIONS; THE MANAGER CAN ENSURE THE NECESSARY SYSTEMS ARE ESTABLISHED OR ACTIONS TAKEN TO GATHER COMPLETE AND ACCURATE INFORMATION FOR PERMIT APPLICATION REQUIREMENTS; AND WHERE AUTHORITY TO SIGN DOCUMENTS HAS BEEN ASSIGNED OR DELEGATED TO THE MANAGER IN ACCORDANCE WITH CORPORATE PROCEDURES.
   B. FOR A PARTNERSHIP OR SOLE PROPRIETORSHIP: BY A GENERAL PARTNER OR THE PROPRIETOR, RESPECTIVELY; OR
   C. FOR A MUNICIPALITY, STATE, FEDERAL, OR OTHER PUBLIC FACILITY: BY EITHER A PRINCIPAL EXECUTIVE OFFICER OR RANKING ELECTED OFFICIAL.

2. ALL REPORTS, CERTIFICATION STATEMENTS, OR OTHER REPORTS REQUIRED BY THE PERMIT AND OTHER INFORMATION REQUESTED BY THE EPD SHALL BE SIGNED BY A PERSON DESCRIBED ABOVE OR BY A DULY AUTHORIZED REPRESENTATIVE OF THAT PERSON. A PERSON IS A DULY AUTHORIZED REPRESENTATIVE ONLY IF:
   A. THE AUTHORIZATION IS MADE IN WRITING BY A PERSON DESCRIBED ABOVE AND SUBMITTED TO THE EPD;
   B. THE AUTHORIZATION SPECIFIES EITHER AN INDIVIDUAL OR A POSITION HAVING RESPONSIBILITY FOR THE OVERALL OPERATION OF THE REGULATED FACILITY OR ACTIVITY, SUCH AS THE POSITION OF MANAGER, OPERATOR, SUPERINTENDENT, OR POSITION OF EQUIVALENT RESPONSIBILITY OR AN INDIVIDUAL OR POSITION HAVING OVERALL RESPONSIBILITY FOR ENVIRONMENTAL MATTERS FOR THE COMPANY. (A DULY AUTHORIZED REPRESENTATIVE MAY BE EITHER A NAMED INDIVIDUAL OR ANY INDIVIDUAL OCCUPYING A NAMED POSITION);
   C. CHANGES TO AUTHORIZATION. IF AN AUTHORIZATION UNDER PART II.B IS NO LONGER ACCURATE BECAUSE A DIFFERENT OPERATOR HAS RESPONSIBILITY FOR THE OVERALL OPERATION OF THE CONSTRUCTION SITE, A NEW NOTICE OF INTENT SATISFYING THE REQUIREMENTS OF PART II.B. MUST BE SUBMITTED TO THE EPD PRIOR TO OR TOGETHER WITH ANY REPORTS, INFORMATION, OR APPLICATIONS TO BE SIGNED BY AN AUTHORIZED REPRESENTATIVE; AND
   D. CERTIFICATION. DOCUMENTS SHALL BE SIGNED BY THE PARTY THAT CONTRACTS FOR THE DOCUMENT AND THAT PARTY SHALL MAKE THE FOLLOWING CERTIFICATION: "I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THA



CROSS SECTION



PROFILE VIEW

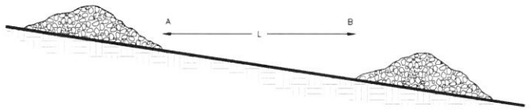
NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

SPACING BETWEEN CHECK DAMS

A = THE TOE OF THE UPSTREAM CHECK DAM.

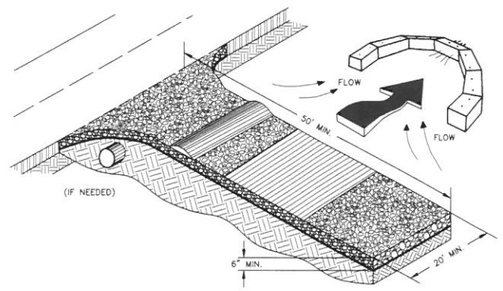
B = TOP OF THE DOWNSTREAM CHECK DAM.

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.

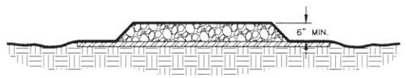


STONE CHECK DAM

GA-Cd-S N.T.S. Cd-S



EXIT DIAGRAM



ENTRANCE ELEVATION

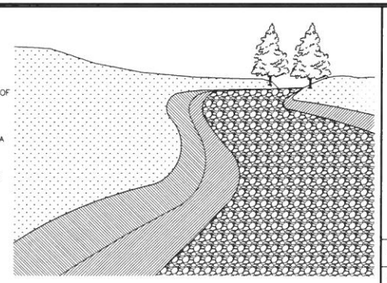
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, 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 IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CRUSHED STONE CONSTRUCTION EXIT

GA-Co N.T.S. Co

MAINTENANCE

- ROADS AND PARKING AREAS MAY REQUIRE A PERIODIC TOP DRESSING OF GRAVEL TO MAINTAIN THE GRAVEL DEPTH AT 6 INCHES.
- VEGETATED AREAS SHOULD BE CHECKED PERIODICALLY TO ENSURE A GOOD STAND OF VEGETATION IS MAINTAINED.
- REMOVE ANY SILT OR OTHER DEBRIS CAUSING CLOGGING OF ROADSIDE DITCHES OR OTHER DRAINAGE STRUCTURE.

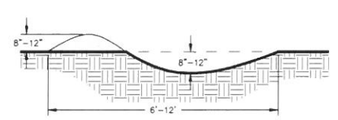


INSTALLATION

- INSTALL TO PROVIDE A FIXED ROUTE OF TRAVEL THROUGH A CONSTRUCTION SITE TO CONTROL CONSTRUCTION TRAFFIC AND REDUCE EROSION AND SUBSEQUENT REGRADING OF PERMANENT ROADBEDS BETWEEN TIME OF INITIAL GRADING AND FINAL STABILIZATION. ALSO UTILIZE FOR TEMPORARY VEHICLE PARKING AREAS.
- TREES, STUMPS, ROOTS, BRUSH, WEEDS, AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED FROM THE WORK AREA.
- UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE ROADBED AND PARKING AREAS.
- GRADING, SUBGRADE PREPARATION, AND COMPACTION SHALL BE DONE AS NEEDED. FILL MATERIAL SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 9 INCHES AND COMPACTED WITH THE CONTROLLED MOVEMENT OF COMPACTING AND EARTH MOVING EQUIPMENT.
- THE ROADBED AND PARKING AREA SHALL BE GRADED TO THE REQUIRED ELEVATION. SUBGRADE PREPARATION AND PLACEMENT OF THE SURFACE COURSE SHALL BE IN ACCORDANCE WITH SOUND HIGHWAY CONSTRUCTION PRACTICE.
- STRUCTURES SUCH AS CULVERTS, PIPE DROPS, OR BRIDGES SHALL BE INSTALLED TO THE LINES AND GRADES SHOWN ON THE PLANS OR AS STAKED IN THE FIELD. PIPE CONDUITS SHALL BE PLACED ON A FIRM FOUNDATION. SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND THE CONDUIT IN LAYERS NOT TO EXCEED 6 INCHES. EACH LAYER SHALL BE PROPERLY COMPACTED.
- FOLLOW EXISTING CONTOURS WHERE EVER POSSIBLE TO MINIMIZE EARTHWORK.
- TEMPORARY ROAD GRADES SHOULD NOT EXCEED TEN PERCENT EXCEPT FOR VERY SHORT LENGTHS (200 FEET OR LESS), BUT MAXIMUM GRADES OF 20 PERCENT SHOULD NEVER BE EXCEEDED.
- CURVES AND SWITCHBACKS MUST BE OF SUFFICIENT RADIUS FOR TRUCKS AND OTHER LARGE VEHICLES TO NEGOTIATE EASILY (35 FEET MINIMUM, 50 FEET PREFFERED).
- GRADES FOR TEMPORARY PARKING AREAS SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT SHOULD NOT EXCEED FOUR PERCENT.
- TEMPORARY ROADBEDS SHALL BE AT LEAST 14 FEET WIDE FOR ONE-WAY TRAFFIC AND 20 FEET WIDE FOR TWO-WAY TRAFFIC.
- A MINIMUM SHOULDER WIDTH SHALL BE TWO FEET ON EACH SIDE.
- ALL CUTS AND FILLS SHALL HAVE SIDE SLOPES DESIGNED TO BE STABLE FOR THE PARTICULAR SITE CONDITIONS AND SOIL MATERIALS INVOLVED, BUT SHALL ALWAYS BE 2:1 OR FLATTER TO THE EXTENT POSSIBLE. WHEN MAINTENANCE BY MACHINE MOWING IS PLANNED, SIDE SLOPES SHALL BE NO STEEPER THAN 3:1.
- DRAINAGE SHALL BE DESIGNED AS REQUIRED AND WILL DEPEND ON THE SITUATION AND RUNOFF CONDITIONS. THE CAPACITY AND DESIGN SHALL BE CONSISTENT WITH SOUND ENGINEERING PRINCIPLES.
- CHANNELS SHALL BE DESIGNED TO BE ON STABLE GRADES OR PROTECTED WITH STRUCTURES OR LININGS FOR STABILITY.
- WATER BREAKS OR BARS MAY BE USED TO CONTROL SURFACE RUNOFF ON LOW-INTENSITY USE ROADS.
- GEOTEXTILE SHOULD BE APPLIED UNDER THE ROADBED FOR ADDITIONAL STABILITY AS REQUIRED BY ASHTO BASED ON CBR VALUES.
- INSTALL 6-INCH THICKNESS OF COARSE AGGREGATE OVER GEOTEXTILE FABRIC FOR AREAS FOR MODERATE TRAFFIC.
- HEAVY DUTY TRAFFIC SITUATIONS WILL REQUIRE STONE TO BE PLACED AT AN 8 TO 10 INCH DEPTH TO AVOID EXCESSIVE DISSIPATION OR MAINTENANCE NEEDS.
- ALL ROADSIDE DITCHES, CUTS, FILLS, AND DISTURBED AREAS ADJACENT TO PARKING AREAS AND ROADS SHALL BE STABILIZED WITH APPROPRIATE TEMPORARY OR PERMANENT VEGETATION.
- PERMANENT ROADS AND PARKING AREAS SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO CRITERIA ESTABLISHED BY THE DEPARTMENT OF TRANSPORTATION OR LOCAL AUTHORITY.

CONSTRUCTION ROAD STABILIZATION

GA-Cr N.T.S. Cr



TYPICAL DIVERSION ACROSS ROAD

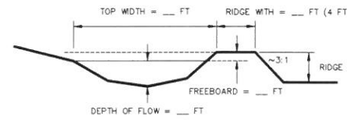
ROAD GRADE (PERCENT)	DISTANCE BETWEEN DIVERSIONS (FEET)
1	400
2	250
5	125
10	80
15	60
20	50

DIVERSION TYPE	LAND OR IMPROVEMENT PROTECTED	STORM FREQUENCY[1]	FREE BOARD	MINIMUM TOP WIDTH
Temporary	Construction areas, Building sites	10 yrs[2]	0.3'	4'
Permanent	Landscaped, Recreation and similar areas	25 yrs	0.3'	4'
	Dwellings, schools, commercial bldgs and similar installations	50 yrs	0.5'	4'

[1] Use 24-hr storm duration
[2] Use 10-yr or the storm frequency specified in Title 12 of the Official Code of Georgia Annotated

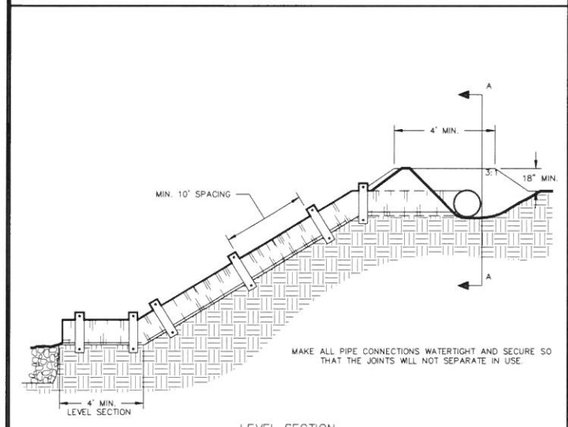
CONSTRUCTION SPECIFICATIONS

1. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the diversion.
2. The diversion shall be excavated or shaped to line, grade, and cross section as required to meet the criteria specified herein and free of irregularities that will impede normal flow.
3. All fills shall be machine compacted as needed to prevent unequal settlement that would cause damage in the completed diversion.
4. All earth removed and not needed in construction shall be spread or disposed of so that it will not interfere with the functioning of the diversion.
5. Diversion channel shall be stabilized in accordance with specification Ch – Channel Stabilization.

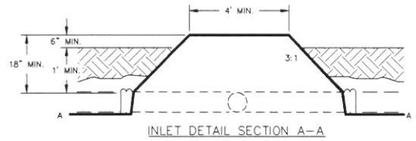


DIVERSION

GA-Di N.T.S. Di



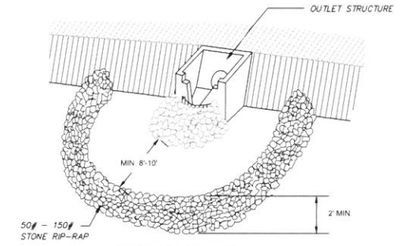
LEVEL SECTION



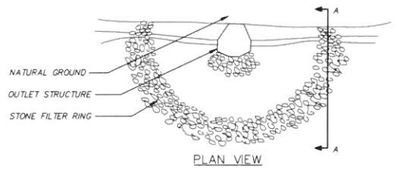
INLET DETAIL SECTION A-A

TEMPORARY DOWNDRAIN STRUCTURE

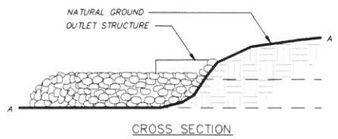
GA-Dn1 N.T.S. Dn1



PERSPECTIVE VIEW



PLAN VIEW

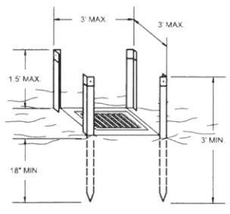


CROSS SECTION

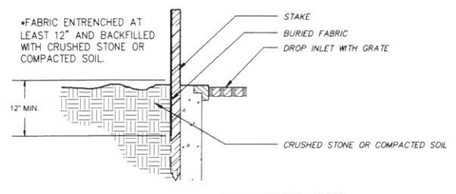
STONE FILTER RING

GA-Fr N.T.S. Fr

STEEL FRAME AND TYPE C SILT FENCE INSTALLATION

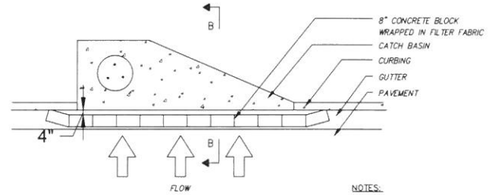


NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

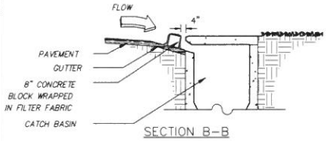


FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

GA-Sd2-F Sd2-F

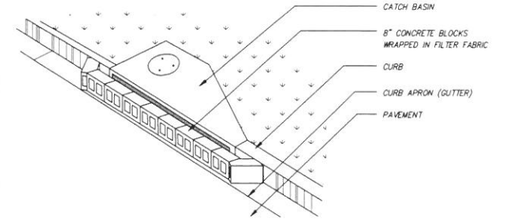


PLAN



SECTION B-B

NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.



CURB INLET FILTER "PIGS IN A BLANKET"

GA-Sd2-P Sd2-P

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ON, IF AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE CONSULTANTS SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR ANY CONTRACTOR'S OR SUBCONTRACTOR'S WORK OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

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COA # PE 005804

LL95 14TH DISTRICT
KING ARNOLD STREET
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

MCMILLAN PAZDAN SMITH ARCHITECTURE
HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
EROSION DETAILS

DATE 2/19/19

REVISIONS

GEORGIA REGISTERED No. PE0035618 PROFESSIONAL ENGINEER BRIAN E KAY
GSWCC LEVEL II
CERT. NO. 0000021547

CAD FILE EROSION DETAILS

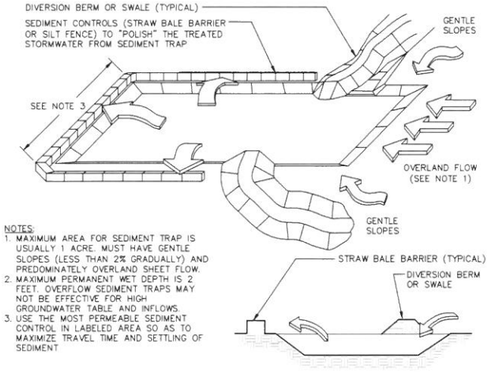
DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB #: 27003047
FILE CODE: FILE CODE
SHEET NO. C-2.5

BOTTOM RIGHT

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

OVERFLOW



NOTES:
1. MAXIMUM AREA FOR SEDIMENT TRAP IS USUALLY 1 ACRE. MUST HAVE GENTLE SLOPES (LESS THAN 2% GRADUALLY) AND PREDOMINATELY OVERLAND SHEET FLOW.
2. MAXIMUM PERMANENT WET DEPTH IS 2 FEET. OVERFLOW SEDIMENT TRAPS MAY NOT BE EFFECTIVE FOR HIGH GROUNDWATER TABLE AND INFLOWS.
3. USE THE MOST PERMEABLE SEDIMENT CONTROL IN LABELED AREA SO AS TO MAXIMIZE TRAVEL TIME AND SETTLING OF SEDIMENT

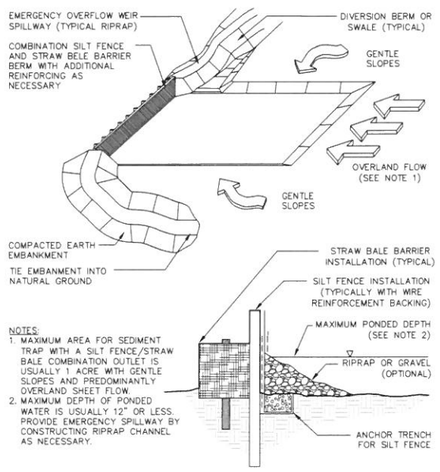
Figure 6-30.1

GA-Sd4 N.T.S. Sd4

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

COMBINATION OUTLET



NOTES:
1. MAXIMUM AREA FOR SEDIMENT TRAP WITH A SILT FENCE/STRAW BALE COMBINATION OUTLET IS USUALLY 1 ACRE WITH GENTLE SLOPES AND PREDOMINANTLY OVERLAND SHEET FLOW.
2. MAXIMUM DEPTH OF PONDED WATER IS USUALLY 12" OR LESS. PROVIDE EMERGENCY SPILLWAY BY CONSTRUCTING RIPRAP CHANNEL AS NECESSARY.

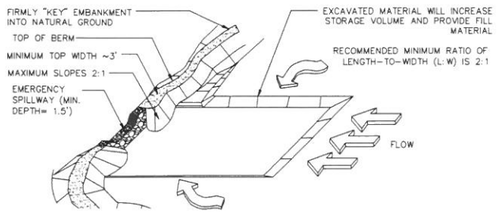
Figure 6-30.2

GA-Sd4 N.T.S. Sd4

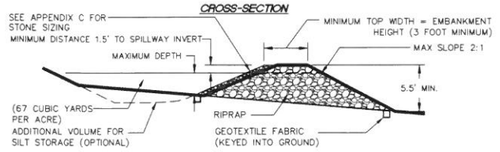
TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

ROCK OUTLET



CROSS-SECTION



PROFILE THROUGH EMBANKMENT

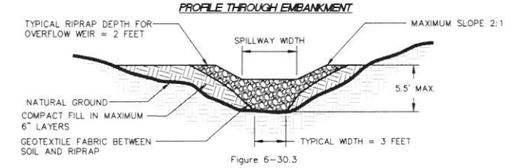
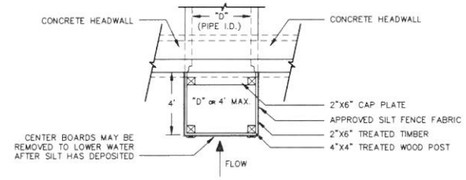
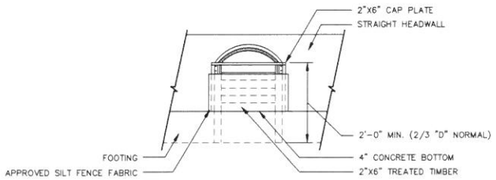


Figure 6-30.3

GA-Sd4 N.T.S. Sd4

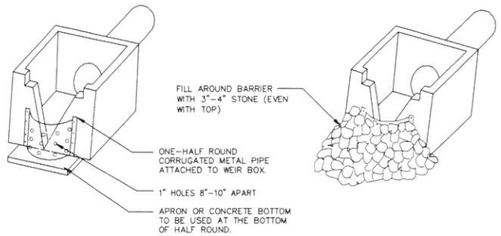


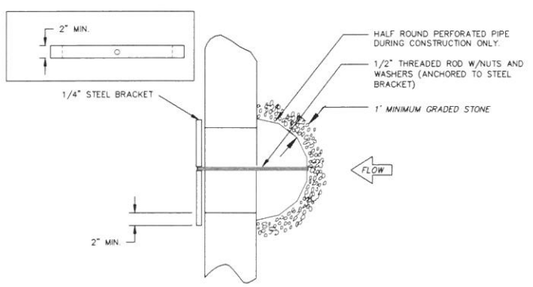


NOTES:
1. SLOTTED BOARD DAM SHALL BE INSTALLED WITH MINIMUM SIZE 4" X 4" POSTS. BOARDS SHOULD HAVE A 0.5" TO 1"SPACE BETWEEN THEM AND MUST HAVE GROUND OR BOTTOM OF CONCRETE CONTACT.
2. MINIMUM SIZE 3-4" STONE FILTER SHALL BE INSTALLED AROUND THE UPSTREAM SIDE OF THE BOARD DAM.
3. POSTS FOR THE SILT CONTROL GATE SHALL BE 4: X 4" TREATED LUMBER AND FACE BOARDS SHALL BE 2" X 6" TREATED LUMBER WITH NO SPACING ALLOWED BETWEEN BOARDS.
4. AN APPROVED SILT FENCE FABRIC SHALL BE SECURELY FASTENED TO THE FRONT OF THE STRUCTURE USING STABLES (BE SURE TO HAVE SILT FENCE ON UPSTREAM SIDE OF STRUCTURE).
5. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN IT REACHES ONE-THIRD THE
6. HEIGHT OF THE SILT GATE. FILTER FABRIC SHALL BE REPLACED WHEN DAMAGED AND/OR DETERIORATED.
7. ALL DISTURBED AREAS SHALL BE VEGETATED IMMEDIATELY AFTER CONSTRUCTION WITH PERMANENT VEGETATION.

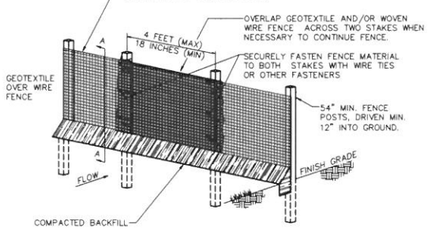
USES: A SILT CONTROL GATE IS A STRUCTURE PLACED ON A PIPE, SINGLE BARREL BOX CULVERT, OR DROP INLET TO FORM A BASIN TO TRAP SILT.
NOTE: SILT CONTROL GATES SHALL NOT BE USED ON STRUCTURES THAT CONVEY STATE WATERS.

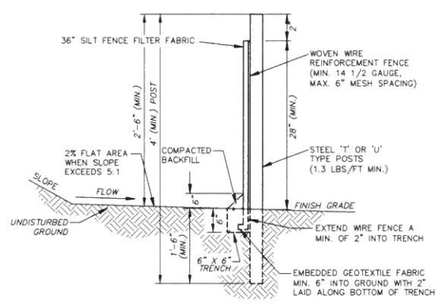
GA-Rt-B N.T.S. Rt-B





GA-P N.T.S. R1-P





GA-Sd1-C N.T.S.

INSTALLATION

- DO NOT INSTALL ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.
- INSTALL WHERE SHEET FLOW CONDITION EXIST.
- START POST INSTALLATION AT THE CENTER OF THE LOWEST POINT WITH REMAINING POSTS SPACED 4 FEET APART.
- TYPE 'C' SILT FENCE SHALL BE USED WHERE RUNOFF FLOWS OR VELOCITIES ARE PARTICULARLY HIGH.
- TYPE 'C' SILT FENCE SHALL BE USED WHERE SLOPES EXCEED A VERTICAL HEIGHT OF 10 FEET.
- TWO ROWS OF TYPE 'C' SILT FENCE MUST BE USED ALONG ALL STREAM BUFFERS.
- WOVEN WIRE REINFORCEMENT FENCE TO BE FASTENED SECURELY TO STEEL POSTS WITH WIRE TIES OR APPROVED EQUAL AT TOP, MID AND BOTTOM.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE REINFORCEMENT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

SILT FENCE FILTER FABRIC

- UTILIZE DOT APPROVED FABRICS. COMMON EXAMPLES INCLUDE: MIRAFI 130X, AMOCO 1198, BELTECH 810, SI 915 SC, LING GTF 190
- UTILIZE FENCE FABRIC THAT MEETS THE FOLLOWING CRITERIA:
- TENSILE STRENGTH PER ASTM D-4632 WITH WARP-260 AND FILL-180 (LBS. MIN.)
- ELONGATION PER ASTM D-4632 OF 40% MAX.
- APPARENT OPENING SIZE (MAX. SIEVE SIZE) PER ASTM D-4751 OF #30
- FLOW RATE OF 70 GAL/MIN./SQ.FT.
- ULTRAVIOLET STABILITY OF 80 PER ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355
- BURSTING STRENGTH OF 175 PSI MIN. PER ASTM D-3786

MAXIMUM SLOPE LENGTH

- WHERE ALL RUNOFF IS TO BE STORED BEHIND THE SILT FENCE, MAXIMUM SLOPE LENGTH SHALL NOT EXCEED:

LAND SLOPE	= MAX. SLOPE LENGTH
< 2%	= 100 FT.
2% - 5%	= 75 FT.
5% - 10%	= 50 FT.
10% - 20%	= 25 FT.
> 20%	= 15 FT.

- IN AREAS WHERE THE SLOPE IS GREATER THAN 20% OR 5:1, A FLAT AREA LENGTH OF 10 FT BETWEEN THE TOE OF THE SLOPE AND THE SILT FENCE MUST BE PROVIDED.

MAINTENANCE

- SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.
- FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROX. 6 MONTHS), OR ANY TEARS OR HOLES ARE IN THE FABRIC.
- TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

GA-Sd1-C N.T.S.

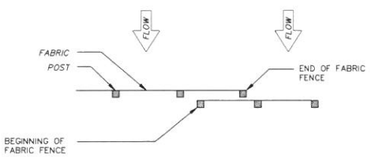
TABLE 6-27.2 POST SIZE

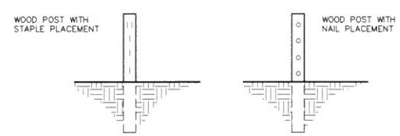
TYPE	MIN. LENGTH	TYPE OF POST	SIZE OF POST
NS	4'	SOFT WOOD OAK STEEL'	3" DIA OR 2X4 1.5" X 1.5" 1.15 lb / ft MIN.
S	4'	STEEL OAK	1.15 - 1.25lb / ft MIN. 2" X 2"

TABLE 6-27.3 FASTENERS FOR WOOD POSTS

	GAUGE	CROWN	LEGS	STAPLES/ POST
WIRE STAPLES	17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.

	GAUGE	LENGTH	BUTTON HEADS	NAIL/ POST
NAILS	14 MIN.	1"	3/4"	4 MIN.





NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

GA-Sd1-C N.T.S.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ON, IF AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THIS WORK, OF PERSONS ENGAGED IN THIS WORK, OF ANY NEARBY STRUCTURES, OR OF ADJACENT PROPERTIES.

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MCMILLAN PAZDAN SMITH ARCHITECTURE
HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
EROSION DETAILS

DATE 2/19/19

REVISIONS

GEORGIA REGISTERED No. PE035518 PROFESSIONAL ENGINEER BRIAN E. KAY

GSWCC LEVEL II
CERT. NO. 0000021547

CAD FILE: C800 EROSION DETAILS

DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB #: 17003047
FILE CODE: FILE CODE
SHEET NO: C-2.6

BOTTOM RIGHT

INSTALLATION

- MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE.
- MULCH IS NOT SUITABLE FOR USE ON AREAS THAT WILL BE EXPOSED FOR SIX MONTHS OR LONGER. IF AN AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION IS REQUIRED.
- MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS IF OPTIMUM PLANTING CONDITIONS FOR TEMPORARY GRASSING IS LACKING.
- MULCH MUST BE APPLIED AT THE APPROPRIATE DEPTH, ANCHORED AS NEEDED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE.
- IN CONCENTRATED FLOW AREAS, ENSURE MULCH IS PROPERLY ANCHORED OR AVOID UTILIZING MULCH ALL TOGETHER.
- GRADE SITE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- INSTALL OTHER NEEDED/REQUIRED EROSION CONTROL MEASURE BMPS PRIOR TO PLACING MULCH ON AREA.
- LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES.
- APPLY MULCH UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
- CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC

MULCHING MATERIALS

- DRY STRAW OR HAY – DRIED STRAW OR HAY WITH THE ADVANTAGE OF EASY APPLICATION.
- WOOD WASTE – ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
- CUTBACK ASPHALT – SLOW CURING SHALL BE USED FOR EROSION CONTROL APPLICATIONS.
- POLYETHYLENE FILM – SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIALS FOR TEMPORARY PROTECTION. THIS COVER MATERIAL CAN BE SALVAGED AND RE-USED.

MAINTENANCE

- ADD MULCH AS NEEDED TO MAINTAIN THE SUGGESTED DEPTH.
- ENSURE MINIMUM OF 90% COVERAGE OF ALL EXPOSED EARTH.
- IF ORGANIC MULCH IS TO BE LEFT AND INCORPORATED INTO THE SOIL, APPLY 20–30 POUNDS OF NITROGEN IN ADDITION TO THE FERTILIZER REQUIRED FOR VEGETATION.

ANCHORING MULCH

- STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
- MULCH ON SLOPES GREATER THAN 3:1 SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE–SOR 55–1) OR OTHER SUITABLE TACKIFIER.
- WOOD WASTE ON SLOPES FLATTER THAN 3:1 (33%) DO NOT NEED ANCHORING.
- STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "TRACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION.
- STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER–TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE–S OR SS–1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER OR SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT.
- EMULSIFIED ASPHALT SHALL BE APPLIED AS A MIXTURE OF 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH.
- TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE FOR THE WOOD WASTE CHIPS.
- POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 1/2 TON/ACRE	2" TO 4"
WOOD WASTE CHIPS, SAWDUST, BARK	6 TO 9 TON/ACRE	2" TO 3"
CUTBACK ASPHALT	1200 GAL/ACRE OR 1/4 GAL/SQ YD, OR SEE MANUFACTURER'S RECOMMENDATIONS	---
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHOR TRENCH	---
DEGRADEABLE EROSION CONTROL MATTING, NETTING, ETC	SEE MANUFACTURER'S RECOMMENDATIONS	---

GA–Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

Ds1

DURABLE SHRUBS AND GROUND COVER FOR PERMANENT COVER (TABLE 6–5.3)

GROUND COVERS INCLUDE A WIDE RANGE OF LOW–GROWING PLANTS PLANTED TOGETHER IN CONSIDERABLE NUMBERS TO COVER LARGE AREAS OF THE LANDSCAPE. GROUND COVERS GROW SLOWER THAN GRASSES. WEEDS ARE LIKELY TO COMPETE ESPECIALLY THE FIRST YEAR. MAINTENANCE IS NEEDED TO INSURE SURVIVAL. THESE GROUND COVERS WILL NOT BE USED UNLESS PROPER MAINTENANCE IS PLANNED. MANUAL MULCH AT THREE–INCH THICKNESS UNTIL PLANTS PROVIDE ADEQUATE COVER

FALL PLANTING IS ENCOURAGED BECAUSE THE NEED FOR CONSTANT WATERING IS REDUCED AND PLANTS HAVE TIME TO ESTABLISH NEW ROOTS BEFORE HOT WEATHER.

COMMON NAME	SCIENTIFIC NAME	MATURE HEIGHT	PLANT SPACING	COMMENTS
ALBELIA	ABELIA GRANDIFLORA	3–4 FT.	5 FT.	ALSO A PROSTRATE FORM 2 FEET HIGH. SUN, SEMI–SHADE. SEMI–EVERGREEN
CAROLINA YELLOW JESSAMINE	GELSEMIUM SEMPERVIRENS	LOW	3 FT.	VINE. YELLOW, TRUMPET–LIKE FLOWERS. HARDY. ONE OF BEST VINES. EVERGREEN. NATIVE TO GEORGIA
CARPET BLUE	AJUGA REPTANS	2–4 IN	3 FT.	NEEDS GOOD DRAINAGE, PARTIAL SHADE. BLUE OR WHITE FLOWERS. EVERGREEN
BEARBERRY COTONEASTER	COTONEASTER DAMMERI	2–4 FT.	3 FT.	WHITE FLOWERS, RED FRUIT. SUN. EVERGREEN
GROUND COVER COTONEASTER	COTONEASTER SALICIFOLIUS 'REPENS'	1–2 FT.	3 FT.	WHITE FLOWERS, RED FRUIT. SUN. EVERGREEN
ROCK COTONEASTER	COTONEASTER HORIZONTALIS	1–2 FT.	3 FT.	SEMI–EVERGREEN. SUN
VIRGINIA CREEPER	PARTHENOSSUSIE QUINQUEFOLIA	LOW	3 FT.	RED IN FALL. VINE DECIDUOUS. NATIVE TO GEORGIA
DAYLILY	HEMEROCALLIS SPP.	2–3 FT.	3 FT.	MANY FLOWERS COLORS. FULL SUN. VERY HARDY
ENGLISH IVY	HEDERA HELIX	LOW	5 FT.	SHADE ONLY. CLIMBS
COMPACTA HOLLY	ILEX CRENATA 'COMPACTA'	3–4 FT.	5 FT.	SUN. SEMI–SHADE
CHINESE HOLLY	ILEX CORNUTA 'RotUNDIFOLIA'	3–4 FT.	5 FT.	VERY DURABLE. SUN. SEMI–SHADE
DWARF BURFORD HOLLY	ILEX BURFORDII 'NANA'	5–8 FT.	8 FT.	
DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	3–4 FT.	5 FT.	VERY DURABLE. SUN. SEMI–SHADE
REPANDENS HOLLY	ILEX CRENATA 'REPANDENS'	2–3 FT.	5 FT.	SUN, SEMI–SHADE
ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA'	1–2 FT.	5 FT.	EXCELLENT FOR SLOPES. SUN
ANDORRA COMPACTA JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	1–2 FT.	5 FT.	MORE COMPACT THAN ANDORRA
BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	8–10 FT.	4 FT.	
BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	4–6 FT.	3 FT.	VERY LOW. SUN
PARSONS JUNIPER	JUNIPERUS CHINENSIS 'EXPANSA' (SQUAMATA 'PARSONI')	18–24 FT.	5 FT.	ONE OF THE BEST GOOD WINTER COVER
PFITZER JUNIPER	JUNIPERUS CHINENSIS 'PFITZERANA'	6–8 FT.	6 FT.	NEEDS ROOMS
PRINCE WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRICE OF WALAS'	8–10 IN	4 FT.	FEATHERY APPEARANCE
SARGENT JUNIPER	JUNIPERUS CHINENSIS 'SARGENTII'	1–2 FT.	5 FT.	FULL SUN. NEEDS GOOD DRAINAGE. GOOD WINTER COLOR
SHORE JUNIPER	JUNIPERUS CONFERTA	2–3 FT.	5 FT.	EMERALD SEA OF BLUE PACIFIC CULTIVARS ARE GOOD
LIRIOPE	LIRIOPE MUSCARI	8–10 FT.	3 FT.	
CREEPING LIRIOPE	LIRIOPE SPICATA	10–12 FT.	1 FT.	SPREADS BY RUNNERS.
BIG LEAF PERIWINKLE	VINCA MAJOR	12–15 IN	4 FT.	LILAC FLOWERS IN SPRING. SEMI–SHADE
COMMON PERIWINKLE	VINCA MINOR	5–6 IN.	4 FT.	LAVENDER–BLUE FLOWERS IN SPRING SEMI–SHADE
CHEROKEE ROSE	ROSA LAEVIGATA	2 FT.	5 FT.	RAMPANT GROWER NOT FOR RESTRICTED SPACES. STATE FLOWER
MEMORIA ROSE	ROSA WEICHURIANA	2 FT.	5 FT.	RAMPANT GROWER
ST. JOHNSWORT	HYPERICUM CALYCENUM	8–12 IN	3 FT.	SEMI–SHADE
ANTHONY WATERER SPIREA	SPIREA BUMALDA	3–4 FT.	5 FT.	SUN.
THUNBERG SPIREA	SPIREA THINBERGII	3–4 FT.	5 FT.	SUN

RESOURCE AREA INDEX

- M–L – REPRESENTS THE MOUNTAIN, BLUE RIDGE, AND RIDGES AND VALLEYS MLRAs.
- P – REPRESENTS THE SOUTHERN PIEDMONT MLRA.
- C – REPRESENTS THE SOUTHERN COASTAL PLAIN, SAND HILLS, BLACK LANDS, AND ATLANTIC COAST FLATWOODS MLRAs.



RESOURCE AREA MAP

PERMANENT COVER TABLE 6–4.1 COMPANION CROPS

TYPE OF SPECIES	APPLICATION TYPE	APPLICATION RATES PER ACRE	APPLICATION RATES PER 1000 SQ.FT.	RESOURCE AREA	PLANTING DATES BY RESOURCE AREA (SOLID LINES INDICATE OPTIMUM DATES; DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	OPTIMUM PLANTING DATES	REMARKS
BARLEY (Hordeum Vulgare)	ALONE	144 lbs (3 bu.)	3.3 lbs	M–L P C	J F M A M J J A S O N D	9/1 – 10/31 9/15 – 11/15 10/1 – 12/31	14,000 SEED PER POUND. WINTER-HARDY. USE ON PRODUCTIVE SOILS.
	IN MIXTURE	24 lbs (2 bu.)	0.6 lbs				
LESPEDEZA, ANNUAL (Lespedeza Striata)	ALONE	40 lbs	0.9 lbs	M–L P C	J F M A M J J A S O N D	3/1 – 3/31 3/1 – 3/31 2/1 – 2/28	200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULATE EL
	IN MIXTURE	10 lbs	0.2 lbs				
LOVEGRASS, WEEPING (Eragrostis Curvula)	ALONE	4 lbs	0.1 lbs	M–L P C	J F M A M J J A S O N D	4/1 – 5/31 4/1 – 5/31 3/1 – 4/30	1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA
	IN MIXTURE	2 lbs	0.05 lbs				
MILLET BROWNTOP (Panicum fasciculatum)	ALONE	40 lbs	0.9 lbs	M–L P C	J F M A M J J A S O N D	4/15 – 6/15 4/15 – 6/30 4/15 – 6/30	137,000 SEED PER POUND. QUICK DENSE COVER. WILL PRODUCE TOO MUCH COMPETITION IN WESTERN PART OF HEIGHT RATE
	IN MIXTURE	10 lbs	0.2 lbs				
MILLET, PEARL (Pennesetum Glaucum)	ALONE	50 lbs	1.1 lbs	M–L P C	J F M A M J J A S O N D	5/15 – 7/15 5/1 – 7/31 4/15 – 8/15	68,000 SEED PER POUND. QUICK GROW. MAY REACH 5 FEET IN HEIGHT. MEASURES TO ASSURE EFFECTIVE STABILIZATION
	IN MIXTURE	10 lbs	0.2 lbs				
OATS (Avena Sativa)	ALONE	128 lbs (4 bu.)	2.9 lbs	M–L P C	J F M A M J J A S O N D	9/15 – 11/15 9/15 – 11/15 9/15 – 11/15	13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.
	IN MIXTURE	32 lbs (1 bu.)	0.7 lbs				
RYE (Secale Cereale)	ALONE	168 lbs. 28 lbs (1 bu.)	3.9 lbs 0.6 lbs	M–L P C	J F M A M J J A S O N D	8/15 – 10/31 9/1 – 11/30 10/1 – 12/31	18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTER-HARDY.
RYEGRASS, ANNUAL (Lolium Temulentum)	ALONE	40 lbs	0.9 lbs	M–L P C	J F M A M J J A S O N D	8/15 – 11/15 9/1 – 12/15 9/15 – 12/31	227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE. NOT IS NOT TO BE USED IN MIXTURES
SUDANGRASS (Sorghum Sudanese)	ALONE	60 lbs	1.4 lbs	M–L P C	J F M A M J J A S O N D	5/1 – 7/31 5/1 – 7/31 4/1 – 7/31	53,000 SEED PER POUND. GOOD ON DROUGHTY SOILS. NOT AS RECOMMENDED FOR MIXTURES
TRITICALE (x–Triticosecale)	ALONE	144 lbs (3 bu.) 24 lbs (1 bu.)	3.3 lbs 0.6 lbs	C (ONLY)	J F M A M J J A S O N D	10/15 – 11/30	USE ON LOWER PART OF SOUTHERN COASTAL PLAIN AND IN ATLANTIC COASTAL FLATWOODS ONLY.
	IN MIXTURE						
WHEAT (Triticum Aestivum)	ALONE	180 lbs (3 bu.) 30 lbs (1 bu.)	4.1 lbs 0.7 lbs	M–L P C	J F M A M J J A S O N D	9/15 – 11/30 10/1 – 12/15 10/15 – 12/31	15,000 SEED PER POUND. WINTER-HARDY.

TYPE OF SPECIES	APPLICATION	APPLICATION RATES PER ACRE	APPLICATION RATES PER 1000 SQ.FT.	RESOURCE AREA	PLANTING DATES BY RESOURCE AREA (SOLID LINES INDICATE OPTIMUM DATES; DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	OPTIMUM PLANTING DATES	REMARKS
BAHIA, PENSACOLA (Paspalum Notatum)	ALONE OR WITH TEMPORARY COVER	60 lbs	1.4 lbs	P C	J F M A M J J A S O N D	4/1 – 5/31 3/1 – 5/31	166,000 SEED PER POUND. LOW GROWING. SOD FORMING. SLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS. MIX WITH SERICEA LESPEDEZA OR WEEPING LOVEGRASS.
	WITH OTHER PERENNIALS	30 lbs	0.7 lbs				
BAHIA, WILMINGTON (Paspalum Notatum)	ALONE OR WITH TEMPORARY COVER	60 lbs	1.4 lbs	M–L P	J F M A M J J A S O N D	3/15 – 5/31 3/1 – 5/31	166,000 SEED PER POUND. LOW GROWING. SOD FORMING. SLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS. MIX WITH SERICEA LESPEDEZA OR WEEPING LOVEGRASS.
	WITH OTHER PERENNIALS	30 lbs	0.7 lbs				
BERMUDA, COMMON (Cynodon Dactylon)	ALONE	10 lbs	0.2 lbs	P C	J F M A M J J A S O N D	4/1 – 5/31 3/15 – 5/31	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING AND SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
	HULLED SEED	WITH OTHER PERENNIALS	6 lbs	0.1 lbs			
BERMUDA, COMMON (Cynodon Dactylon)	WITH TEMPORARY COVER	10 lbs	0.2 lbs	P C	J F M A M J J A S O N D	10/1 – 2/28 11/1 – 1/31	PLANT WITH WINTER ANNUALS PLANT WITH HULLED
	UNHULLED SEED	WITH OTHER PERENNIALS	6 lbs	0.1 lbs			
BERMUDA SPRIGS (Cynodon Dactylon)	SPRIG SOD PLUGS	40 cu.ft	0.9 cu.ft	M–L P C	J F M A M J J A S O N D	4/15 – 6/15 4/1 – 6/15 4/1 – 5/31	1 cu.ft. = 650 SPRIGS (APPROX.) PLANT SOD PLUGS ON 3x3 FOOT GRID USE COASTAL COMMON TIFT 44 IN ALL RESOURCE AREAS. TIFT 78 ONLY IN C, AND MIDLAND ONLY IN M–L
CENTIPEDE (Eremochloa Ophiuroides)	BLOCK SOD ONLY	BLOCK SOD ONLY	BLOCK SOD ONLY	P C	J F M A M J J A S O N D	11/1 – 5/31 11/1 – 5/31	DROUGHT TOLERANT. RUN SOD OR PARTIAL SHADE EFFECTIVE IN CONCENTRATED FLOWS. IRRIGATION NEEDED UNTIL ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY.
CROWNVETCH (Coronilla Varia)	WITH WINTER ANNUALS OR SOD, SEASON CROPS	15 lbs	0.3 lbs	M–L P	J F M A M J J A S O N D	9/1 – 10/15 9/1 – 10/15	100,000 SEED PER POUND. DENSE GROWTH. DROUGHT TOLERANT AND FIRE RESISTANT. MIX WITH 30 POUNDS OF TALL FESCUE OR 15 POUNDS OF RYE. INOCULATE SEED WITH M INOCULANT. USE NORTH OF ATLANTA.
FESCUE, TALL (Festuca Arundinacea)	ALONE	50 lbs	1.1 lbs	M–L P C	J F M A M J J A S O N D	3/1 – 4/15 8/1 – 10/15 9/1 – 10/15	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES; NOT FOR DROUGHTY SOILS. MIX WITH LESPEDEZAS OR CROWNVETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS (e.g. ATHLETIC FIELDS)
	WITH OTHER PERENNIALS	30 lbs	0.7 lbs				
LESPEDEZA, SERICEA (Lespedeza Cuneata)	ALONE	60 lbs	1.4 lbs	M–L P C	J F M A M J J A S O N D	4/1 – 5/31 3/15 – 5/31 3/1 – 5/31	350,000 SEED PER POUND. WIDELY ADAPTED. LOW MAINTENANCE. SPREADS BY CREEPING. LOVEGRASS MIXES ACCEPTABLE. THIS IS NOT FESCUE. DO NOT MIX WITH SERICEA LESPEDEZA. SLOW TO DEVELOP SOLID STANDS. TAKES 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED. EXCELLENT ON ROADBANKS. INOCULATE SEED WITH EL INOCULANT.
	SCARIFIED						
LESPEDEZA, SERICEA (Lespedeza Cuneata)	ALONE	75 lbs	1.7 lbs	M–L P C	J F M A M J J A S O N D	9/1 – 2/28 9/1 – 2/28 9/1 – 2/28	
	UNSCARIFIED						
LESPEDEZA, SERICEA (Lespedeza Cuneata)	ALONE	3 TONS	138 lbs	M–L P C	J F M A M J J A S O N D	10/1 – 2/28 10/1 – 1/31 10/15 – 1/15	CUT WHEN SEED IS MATURE BUT BEFORE IT SHATTERS. ADD TALL FESCUE OR WINTER ANNUALS.
SEED BEARING HAY							
LESPEDEZA, AMBRO VIRGATA OR APPALOW (Lespedeza Virgata or Cuneata G. Don) UNSCARIFIED	ALONE	60 lbs	1.4 lbs	M–L P C	J F M A M J J A S O N D	4/1 – 5/31 3/15 – 5/31 3/1 – 5/15	300,000 SEED PER POUND. HEIGHT OF GROWTH IS 18 TO 24 INCHES. ADVANTAGEOUS IN URBAN AREAS. SPREADING–TYPE GROWTH. MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA, TALL FESCUE OR WINTER ANNUALS. DO NOT MIX WITH SERICEA LESPEDEZA. SLOW TO DEVELOP SOLID STANDS. INOCULATE WITH EL INOCULANT.
LESPEDEZA, AMBRO VIRGATA OR APPALOW (Lespedeza Virgata or Cuneata G. Don) UNSCARIFIED	ALONE	75 lbs	1.7 lbs	M–L P C	J F M A M J J A S O N D	9/1 – 2/28 9/1 – 2/28 9/1 – 2/28	
LESPEDEZA, SHRUB (Lespedeza bicolor) (Lespedeza thunbergii)	PLANTS ONLY	PLANTS ONLY	PLANTS ONLY	M–L P C	J F M A M J J A S O N D	10/1 – 3/31 11/1 – 3/15 11/15 – 2/28	PLANT ON 3x3 FOOT GRID. PROVIDE WILDLIFE FOOD AND COVER.
LOVEGRASS, WEEPING (Eragrostis Curvula)	ALONE WITH OTHER PERENNIALS	4 lbs 2 lbs	0.1 lbs 0.05 lbs	M–L P C	J F M A M J J A S O N D	4/1 – 5/31 3/15 – 5/31 3/1 – 5/31	1,500,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.
MAIDENCANE (Panicum Hemitomon)	SPRIGS ONLY	SPRIGS ONLY	SPRIGS ONLY	M–L P C	J F M A M J J A S O N D	2/1 – 3/31 2/1 – 3/31 2/1 – 3/31	PLANT AT 3x3 FOOT SPACING. FOR VERY WET SITES. MAY FLOOD CHANNELS. DIG SPRIGS FROM LOCAL SOURCES. USE ALONG RIVER BANKS AND SHORELINES
PANICGRASS, ATLANTIC OR COAST (Panicum Amarum var. Amarulum)	ALONE	20 lbs	0.5 lbs	P C	J F M A M J J A S O N D	3/1 – 4/30 3/1 – 4/30	GROWS WELL ON COASTAL SAND DUNES. BORROW AREAS, AND GRAVEL PITS. PROVIDES WINTER COVER FOR WILDLIFE. MIX WITH SERICEA LESPEDEZA EXCEPT ON SAND DUNES.
REED CANARY GRASS (Phalaris Arundinacea)	ALONE WITH OTHER PERENNIALS	50 lbs 30 lbs	1.1 lbs 0.7 lbs	M–L P	J F M A M J J A S O N D	8/15 – 10/15 9/1 – 10/15	GROWS SIMILAR TO TALL FESCUE
SUNFLOWER, 'AZTEC' MAXIMILIAN (Helianthus Maximilian)	ALONE	10 lbs	0.2 lbs	M–L P C	J F M A M J J A S O N D	4/15 – 5/31 4/15 – 5/31 4/1 – 5/31	227,000 SEED PER POUND. MIX WITH WEEPING LOVEGRASS OR OTHER LOW–GROWING GRASSES OR LEGUMES
KUDZU (Pueraria Thumbergiana)	PLANTS OR CROWNS	PLANTS OR CROWNS	PLANTS OR CROWNS	M–L P C	J F M A M J J A S O N D	1/1 – 3/15 1/1 – 3/15 1/1 – 3/15	PLANT AT 3 TO 7 FOOT SPACING. RAPID AND VIGOROUS GROWTH. EXCELLENT EROSION CONTROL. WILL CLIMB. VERY WITH LOCAL JURISDICTION PRIOR TO USE.

TREES FOR EROSION CONTROL TABLE 6–5.4

SITE	SOIL MATERIAL	COMMON SOILS	PLANTING TREE SPECIES 1/	SPACING	PLANTING DATES 3/
BORROW AREAS, 12/1–3/15 GRADED AREAS, AND SPOIL MATERIAL	SANDY	LAKELAND, TROUP	LOBLOLLY PINE (PINUS TAEDA)	(2)	M–L,P 12/1–3/15 C 12/1–3/1
			LONGLEAF PINE (PINUS PALUSTRIS)		
	LOAMY	ORANGEBURG, TIFTON	LOBLOLLY PINE		M–L,P 12/1–3/15 C 12/1–3/1
			SLASH PINE		
	CLAY	CECIL, FACEVILLE	LOBLOLLY PINE		M–L,P 12/1–3/15 C 12/1–3/1
			SLASH PINE		
			VIRGINIA PINE (PINUS VIRGINIANA)		
STREAMBANKS ALL 11/15–2/15			WILLOWS 4/ (SALIX SPECIES)	2 FT. X 2 FT.	

(1) OTHER TREES AND SHRUBS LISTED ON TABLE 6–5.3 MAY BE INTERPLANTED WITH THE PINES FOR IMPROVED WILDLIFE BENEFITS.

(2)

TYPE OF PLANTING	TREE SPACING	NO. OF TREES PER ACRE
TREES ALONE	4 FT. X 4 FT.	2722
TREES IN COMBINATION WITH GRASSES AND/OR OTHER PLANTS	6 FT. X 6 FT.	1210

(3) FERTILIZATION OF COMPANION CROP IS AMPLE FOR THIS SPECIES.

FERTILIZER REQUIREMENTS TABLE 6–5.1

TYPE OF SPECIES	YEAR	ANALYSIS OR N–P–K	EQUIVALENT	N TOP DRESSING RATE
1 COOL SEASON GRASSES	FIRST	6–12–12	1500 LBS /AC 1000 LBS /AC	50–100 LBS /AC 1/2/
	SECOND MAINTENANCE	6–12–12 10–10–10	1000 LBS /AC 400 LBS /AC	30
2 COOL SEASON GRASSES AND LEGUMES	FIRST	6–12–12	1500 LBS /AC	0–50 LBS /AC 1/
	SECOND MAINTENANCE	0–10–10	400 LBS /AC	–
3 GROUND COVERS	FIRST	10–10–10	1500 LBS /AC	–
	SECOND MAINTENANCE	10–10–10 10–10–10	1000 LBS /AC 400 LBS /AC	– –
4 PINE SEEDINGS	FIRST	20–10–5	ONE 21–GRAM PELLET PER SEEDING PLACED IN THE SOIL	–
5 SHRUB LESPEDEZA	FIRST	0–10–10	700 LBS /AC	–
	MAINTENANCE	0–10–10	700 LBS /AC	–
6 TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500 LBS /AC	30 LBS /AC 5/
7 WARM SEASON GRASSES	FIRST	6–12–12	1500 LBS /AC	50–100 LBS /AC 2/ 6/
	SECOND MAINTENANCE	10–10–10	800 LBS /AC 400 LBS /AC	50–100 LBS /AC 2/ 30 LBS /AC.
8 WARM SEASON GRASSES AND LEGUMES	FIRST	6–12–12	1500 LBS /AC	50 LBS /AC. 6/
	SECOND MAINTENANCE	0–10–10	1000 LBS /AC 400 LBS /AC	

(1) APPLY IN SPRING FOLLOWING SEEDING.
(2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
(3) APPLY IN 3 SPLIT APPLICATIONS.
(4) APPLY WHEN PLANTS ARE PRUNED.
(5) APPLY TO GRASS SPECIES ONLY.
(6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

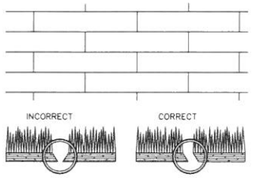
MULCHING

- MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION PLANTINGS.
- STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING.
- MULCH SHALL BE USED AS A BEDDING MATERIAL TO CONSERVE MOISTURE AND CONTROL WEEDS IN NURSERIES, ORNAMENTAL BEDS AROUND SHRUBS AND ON BARE AREAS ON LAWNS.
- THE MULCH MAY BE SPREAD BY BLOWER–TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND.
- MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.
- WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.
- SELECT THE MULCHING MATERIAL BEST SUITED OR AS OUTLINED IN PLAN
- DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE 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. BOTH SHALL BE APPLIED TO ACHIEVE A TO 6 INCHES OF THICKNESS
- WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE TO ACHIEVE A TO 6 INCHES OF THICKNESS. DRY STRAW OR DRY HAY SHALL BE THEN BE APPLIED AS OUTLINED ABOVE SEEDING.
- WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.
- HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER SHALL USE 1,000 POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER.
- SERICEA LESPEDEZA HAY CONTAINING MATURE SEED CAN BE USED AND SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
- PINE STRAW OR PINE BARK CAN BE USED AND SHALL BE APPLIED AT A THICKNESS OF 2 TO 5 INCHES. IRRIGATION MAY BE NECESSARY. THIS IS NOT APPROPRIATE FOR SEEDED AREAS. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITIES MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED.
- WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
- BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER SEED AND/OR PLANTING. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

ANCHORING MULCH

- STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
- MULCH ON SLOPES GREATER THAN 3:1 SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE–SOR 55–1) OR OTHER SUITABLE TACKIFIER.
- WOOD WASTE ON SLOPES FLATTER THAN 3:1 (33%) DO NOT NEED ANCHORING.
- STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW W

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

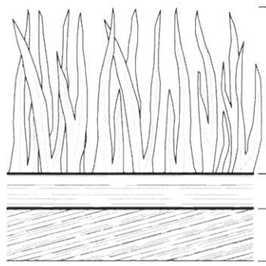
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES: GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

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

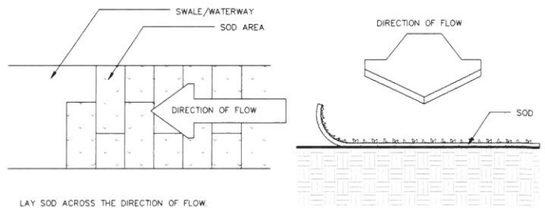
ROOT ZONE: SOIL AND ROOTS SHOULD BE 1/2"-3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

SOD MAINTENANCE AND INSTALLATION

DISTURBED AREA STABILIZATION (WITH SODDING)

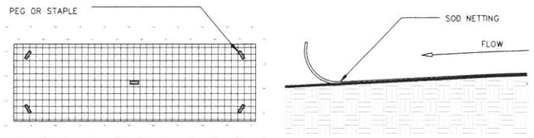
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SOD DIRECTIONS



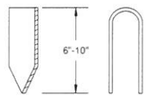
LAY SOD ACROSS THE DIRECTION OF FLOW.

NETTING DIRECTIONS



LAY NET WITH THE DIRECTION OF FLOW.

PEG DETAIL



IN CRITICAL AREAS, SECURE SOD WITH NETTING USING STAPLES.

USE PEGS OR STAPLES TO FASTEN SOD FIRMLY -- AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

SODDED WATERWAYS

DISTURBED AREA STABILIZATION (WITH SODDING)

GA-Ds4 Ds4

METHOD AND MATERIALS

TEMPORARY METHODS

- MULCHES – COVER DISTURBED AREA WITH MULCHING ONLY.
- SYNTHETIC RESINS – USED TO BIND MULCH MATERIAL, SUCH AS ASPHALT EMULSIONS.
- TACKIFIERS AND BINDERS – RESINS SUCH AS CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- VEGETATIVE COVER – COVER DISTURBED AREA WITH TEMPORARY SEEDING.
- SPRAY-ON ADHESIVES – USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. APPLY PER RATE REQUIREMENTS.
- TILLAGE – THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION – THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.
- BARRIERS – SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
- CALCIUM CHLORIDE – APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS

- PERMANENT VEGETATION – COVER DISTURBED AREA WITH PERMANENT VEGETATION. EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING – THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL.
- STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL, SUCH AS A CONSTRUCTION ROAD.

INSTALLATION

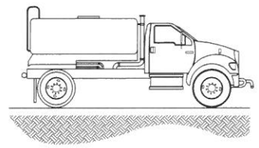
- APPLY AS NEEDED ON ALL SITES.
- PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES.
- REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE, OR SAFETY, OR TO ANIMALS OR PLANT LIFE.
- APPLY TEMPORARY OR PERMANENT CONTROL MEASURES AS NEEDED.

SPRAY-ON ADHESIVE APPLICATION

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

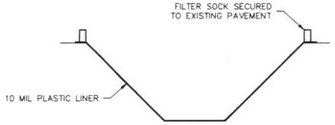
MAINTENANCE

- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.
- RE-APPLY AS NEEDED.



DUST CONTROL ON DISTURBED AREAS

GA-Du Du



NOTES:

- WASHOUT AREA TO BE LOACTED AT LEAST 50 FT FROM ANY STORM DRAIN INLET OR CHANNEL.
- WASHOUT AREAS SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND WASTE GENERATED BY WASHOUT OPERATIONS.
- WASHOUT AREA SHOULD BE A MINIMUM OF 10 FEET BY 10 FEET.
- PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING, FREE OF HOLES AND OTHER DEFECTS.

MAINTENANCE:

- WASHOUT AREA MUST BE INSTALLED BEFORE GRADING ACTIVITES CAN TAKE PLACE
- WASHOUT AREA TO BE CLEANED OUT AFTER EACH DAY OF USAGE.
- WASHOUT AREA IS TO BE INSPECTED WEEKLY AND KEPT FREE OF DEBRIS AND WASTE.

CONCRETE WASHDOWN DETAIL

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ON A AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE CONSULTING ENGINEER IS EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ADJACENT PROPERTIES.

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FULTON COUNTY, GEORGIA

MCMILLAN PAZDAN SMITH ARCHITECTURE
HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
EROSION DETAILS

DATE 2/19/19

REVISIONS

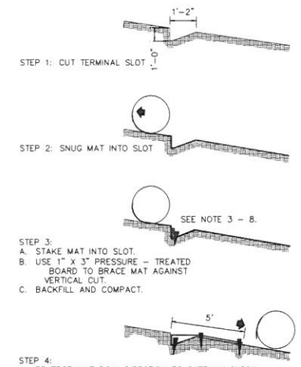


GSWCC LEVEL II
CERT. NO. 0000021547

DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
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FILE CODE: FILE CODE
SHEET NO. C-2.8

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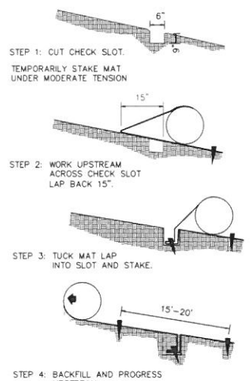
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UPSTREAM TERMINAL

EROSION CONTROL MATTING AND BLANKETS

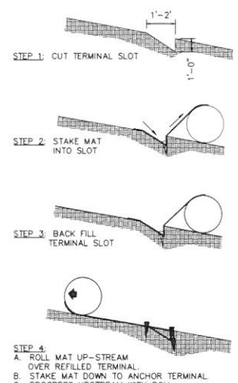
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TRANSVERSE CHECK SLOT

EROSION CONTROL MATTING AND BLANKETS

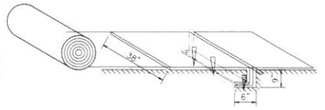
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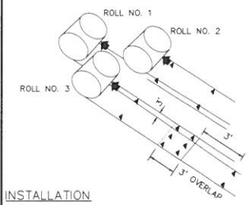
DOWN STREAM TERMINAL

EROSION CONTROL MATTING AND BLANKETS

GA-Cd-S MD



PICTORIAL VIEW OF TRANSVERSE SLOT



SEQUENTIAL ROLL OUT IN CHANNELS

1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND FIRST ROLL. USE CENTER ROLL FOR ALIGNMENT TO CHANNEL CENTER.
4. WORK OUTWARDS FROM CHANNEL CENTER TO EDGE.
5. USE 3" OVERLAP AND STAKE AT 5' INTERVAL ALONG SEAMS.
6. USE 3' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT LINING AT ROLL ENDS.

MAINTENANCE

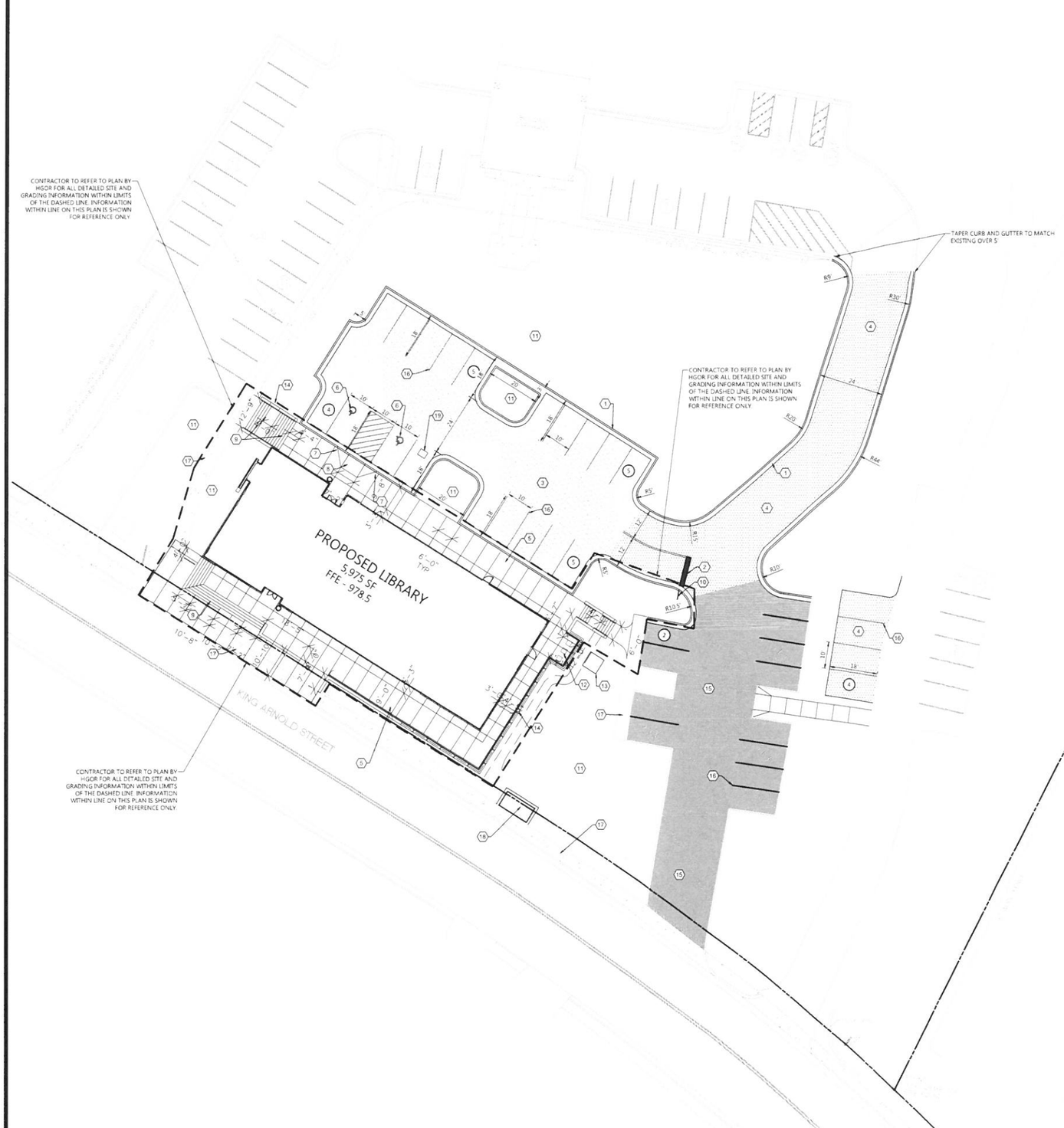
- ALL EROSION CONTROL BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED.

INSTALLATION

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH.
- ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH.
- BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL.
- SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
- BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE.
- ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
- WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS, CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT,
- PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP.
- STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.
- NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL MATTING AND BLANKETS

GA-Cd-S MD





VICINITY MAP
N.T.S.

SITE AREA

TOTAL PROPERTY AREA:	1.902± AC (82851.1± S.F.)
DISTURBED AREA:	0.94± AC (40946.400000± S.F.)
IMPERVIOUS AREA:	0.67± AC (29185.200000± S.F.)
PERVIOUS AREA:	0.64± AC (27878.400000± S.F.)

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE / FULTON COUNTY
ZONING:	V - VILLAGE
ADJACENT ZONING:	V - VILLAGE

BUILDING SETBACKS

FRONT	15
SIDE	15
REAR	15

BUILDING SUMMARY

PROPOSED BUILDING AREA:	5,975 SF
BUILDING AREA LIMIT:	
BUILDING HEIGHT LIMIT:	35' / 2.5 STORIES

PARKING SUMMARY

PARKING REQUIREMENTS	30 SPACES MIN.
PARKING PROVIDED	31 SPACES (2 H/C , 1 VAN)

LANDSCAPING SUMMARY

PARKING ISLANDS:	6 X 18 - 1 PER 10 SPACES
FRONT LANDSCAPE BUFFER	-----
SIDE LANDSCAPE BUFFER	-----
REAR LANDSCAPE BUFFER	-----

GENERAL SITE NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL NEW CURB AND GUTTER TO BE 24" CURB AND GUTTER UNLESS OTHERWISE SPECIFIED.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
5. TOPOGRAPHIC SURVEY BY ATWELL, DATED 2/13/18.
6. FLOODPLAIN IS NOT PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13121C0367F, DATED 9/18/13.
7. OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
8. ALL NEW ASPHALT AND OR PAVEMENT SHALL MEET THE GEO TECHNICAL REPORT RECOMMENDATION. REPORT PREPARED BY OASIS CONSULTING SERVICES DATED JANUARY 22, 2019.

KEY NOTES

1	24" CURB & GUTTER. SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR. SEE SHEET C-7.1 FOR DETAIL
3	PROPOSED PERVIOUS PAVERS. SEE DETAIL SHEET C-7.3
4	STANDARD DUTY ASPHALT. SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK. REFER TO PLANS BY HGOR FOR SIDEWALK DETAILS.
6	ADA PARKING AREA SEE DETAIL SHEET C-7.0 FOR DETAIL
7	ADA SIGNAGE SEE DETAIL SHEET C-7.0 FOR DETAIL
8	ADA CURB RAMP. REFER TO HGOR. HARDSCAPE PLANS FOR ADDITIONAL DETAIL
9	CONCRETE STAIRS WITH HANDRAIL. SEE ARCHITECTURAL PLANS FOR DETAILS.
10	STOP SIGN (R1-1). SEE DETAIL SHEET C-7.1
11	LANDSCAPE AREA. SEE PLANS BY HGOR FOR ADDITIONAL DETAIL
12	PROPOSED REFUSE CONTAINER AREA. SEE ARCHITECTURAL PLANS FOR DETAILS
13	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENTS
14	PROPOSED RETAINING WALL CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF WALL DESIGN PLANS. (REFER TO ARCHITECTURAL DRAWINGS). REFER TO PLANS BY HGOR FOR FINISHED WALL ELEVATIONS
15	PROPOSED PAVEMENT OVERLAY. CONTRACTOR TO RE-STRIPE PARKING AREA AND REMOVE ADA MARKINGS.
16	4" WHITE PARKING STRIPE
17	EXISTING CONCRETE SIDEWALK TO REMAIN
18	EXISTING BUS STOP TO BE RELOCATED TO LOCATION SHOWN ON PLAN
19	LOW EMITTING FUEL VEHICLE STENCILING (REFER TO ARCHITECTURAL PLANS)

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NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE PROFESSIONAL ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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COA # PE - 005804

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CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

MCMILLAN PAZDAN SMITH ARCHITECTURE

HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 2/19/19

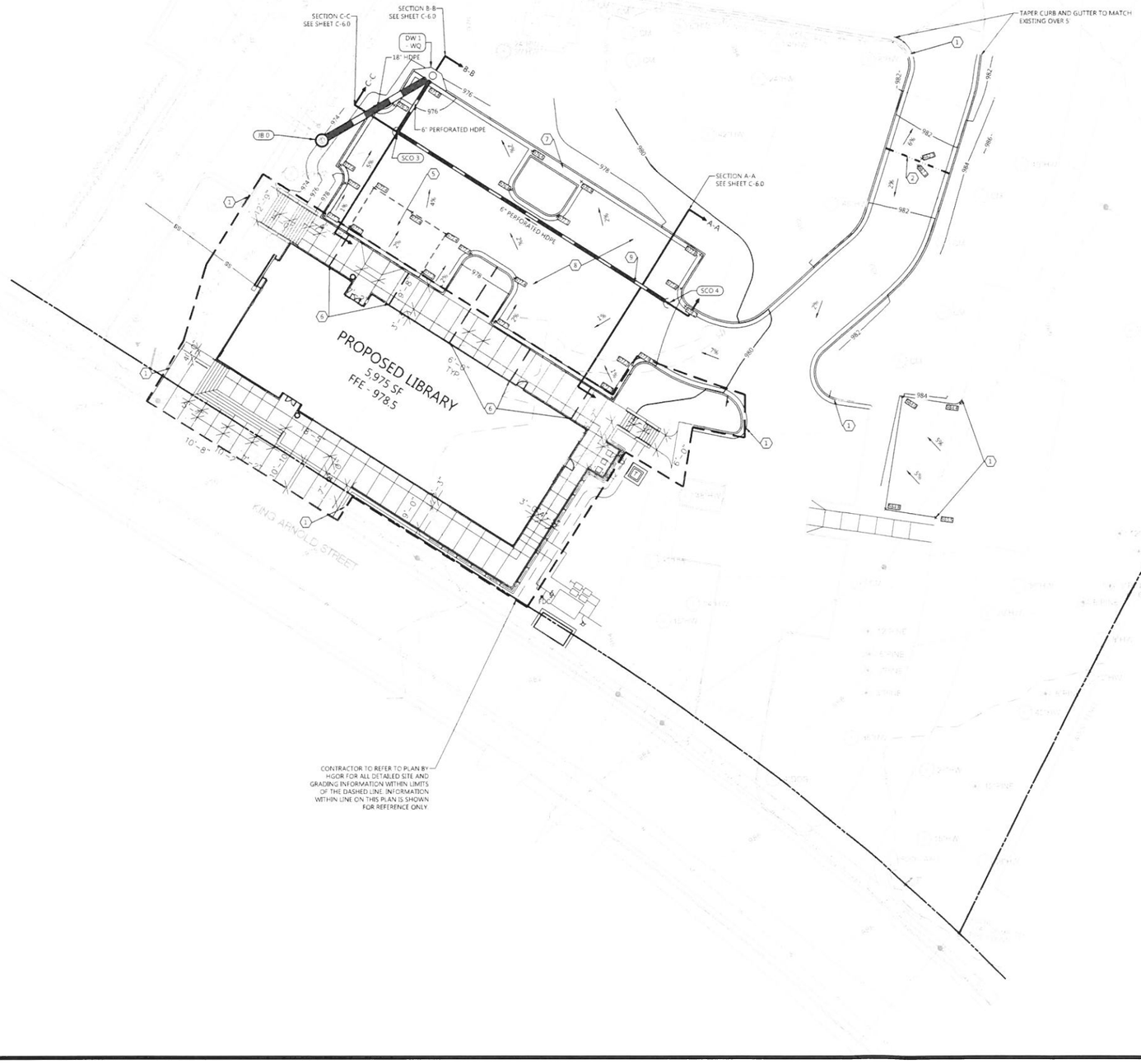
REVISIONS

GEORGIA REGISTERED No. PE035558 PROFESSIONAL ENGINEER BRIAN E. KAY
GSWCC LEVEL II
CERT. NO. 00000021547

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SCALE 1"=20

DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB # 17003047
FILE CODE: FILE CODE
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN
BOTTOM RIGHT

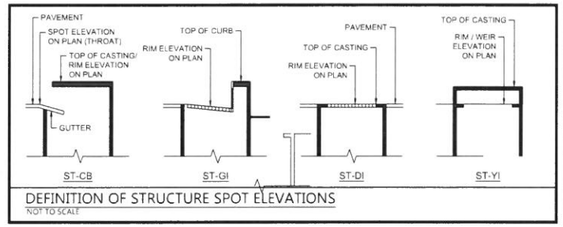




VICINITY MAP

N.T.S.

KEY NOTES	
1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGELINE
3	CONCRETE STAIRS WITH HANDRAIL
4	DRAINAGE SWALE @ 1.00% MIN. GRADE. CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA. MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	4" HDPE ROOF DRAIN THROUGH CURB. SEE ARCHITECTURAL PLANS FOR LOCATIONS
7	3' CONCRETE FLUME
8	PERVIOUS PAVERS SYSTEM FOR STORMWATER MANAGEMENT. SEE CROSS SECTIONS ON C-6.0 AND OUTLET DETAILS ON C-7.3
9	6" PVC UNDERDRAIN WRAPPED IN GEOFABRIC. SEE DETAIL FOR PERVIOUS PAVERS.



DEFINITION OF STRUCTURE SPOT ELEVATIONS

NOT TO SCALE

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NO SLOPES ARE TO BE STEEPER THAN 3:1.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY ATWELL, DATED 2/13/18.
6. FLOOD PLAIN IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0367F, DATED 9/18/13.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. CONTRACTOR TO VERIFY ALL ADA RAMPS COMPLY WITH ADA STANDARDS.

GRADING LEGEND

EXISTING PROPERTY LINE	PROPOSED STORM LINE
EXISTING RIGHT-OF-WAY	PROPOSED RETAINING WALL
EXISTING MINOR CONTOURS	x1234 PROPOSED SPOT ELEV
EXISTING MAJOR CONTOURS	2% SLOPE ARROW
123 PROPOSED MINOR CONTOUR	STORM MANHOLE
123 PROPOSED MAJOR CONTOUR	DOUBLE WING CATCH BASIN
EXISTING STORM LINE	SANITARY SEWER MANHOLE

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SITE DEVELOPMENT PLANS
GRADING PLAN

DATE 2/19/19

REVISIONS

GEORGIA REGISTERED No. PE005804 PROFESSIONAL ENGINEER BRIAN E. KAE

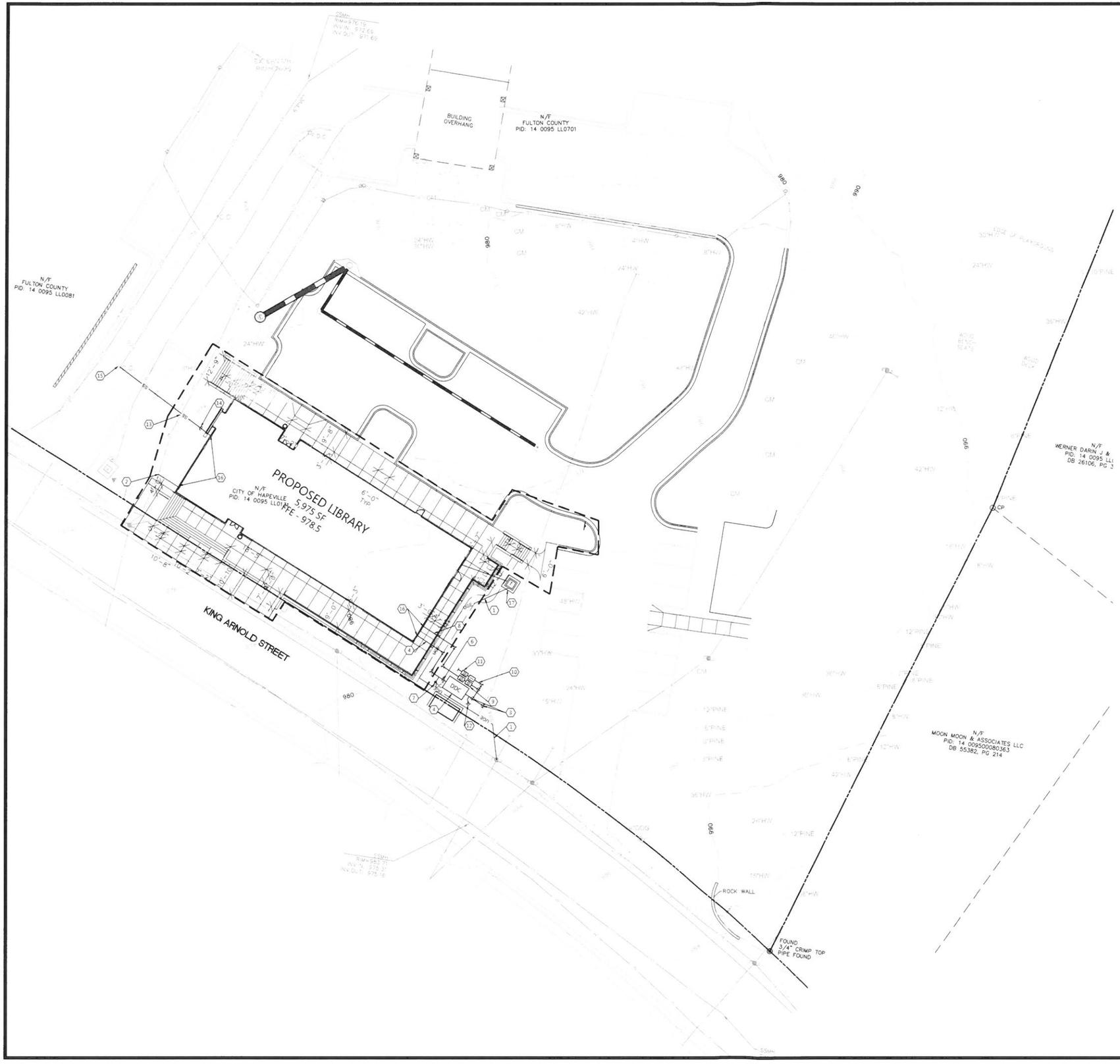
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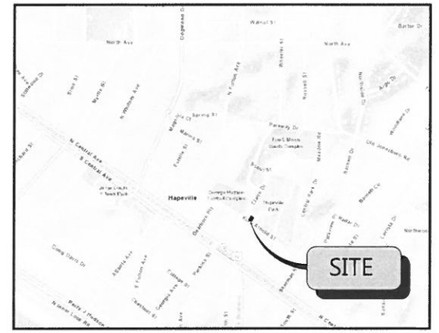
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PROJECT MANAGER: THEO STONE
JOB #: 17003047
FILE CODE: FILE CODE
SHEET NO. C-4.0

CAD FILE: C07 GRADING PLAN

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VICINITY MAP

N.T.S.

KEY NOTES	
1	UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
3	6"x 6" TAPPING SLEEVE & GATE VALVE FOR 6" FIRE LINE. TAP INTO FIRE LINE WITH A 6"x1.5" TEE FOR 1.5" DOMESTIC AND IRRIGATION SERVICE. CONNECTION TO EXISTING MAIN PER CITY OF HAPEVILLE WATER.
4	6" FIRE SPRINKLER LINE.
5	6" DOUBLE DETECTOR CHECK VALVE IN VAULT.
6	POST INDICATOR VALVE.
7	FIRE DEPARTMENT CONNECTION.
8	1.5" DOMESTIC WATER LINE.
9	1.5" METER AND BACKFLOW PREVENTION.
10	1.5" IRRIGATION WATER LINE.
11	1" IRRIGATION MATER AND BACKFLOW PREVENTION. CONTRACTOR TO DEAD HEAD LINE 3' BEYOND BFP FOR FUTURE CONNECTION.
12	6" FIRE HYDRANT ASSEMBLY, GATE VALVE AND 6"x6" TEE.
13	6" SANITARY SEWER LATERAL WITH MINIMUM 1% SLOPE. INVERT 974.5
14	6" SANITARY CLEANOUT.
15	TIE PROPOSED SANITARY SEWER LATERAL TO EXISTING CLEANOUT. CONTRACTOR TO VERIFY INVERT ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF FINDINGS.
16	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS.
17	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY ATWELL, DATED 2/13/18. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS.

5.) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- OHE — ELECTRIC OVERHEAD LINE
- UGE — ELECTRIC UNDERGROUND LINE
- SS — SEWER LINE
- OHT — TELEPHONE OVERHEAD LINE
- UGT — TELEPHONE UNDERGROUND LINE
- W — WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- POST INDICATOR VALVE
- DOMESTIC WATER METER
- IRRIGATION WATER METER
- BACKFLOW PREVENTER
- DDC — DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- ELECTRICAL TRANSFORMER

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NOTICE

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SITE DEVELOPMENT PLANS
UTILITY PLAN

DATE 2/19/19

REVISIONS

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CERT. NO. 0000021547

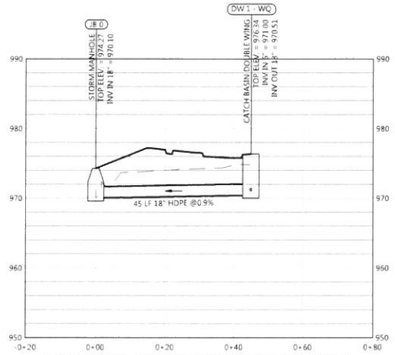
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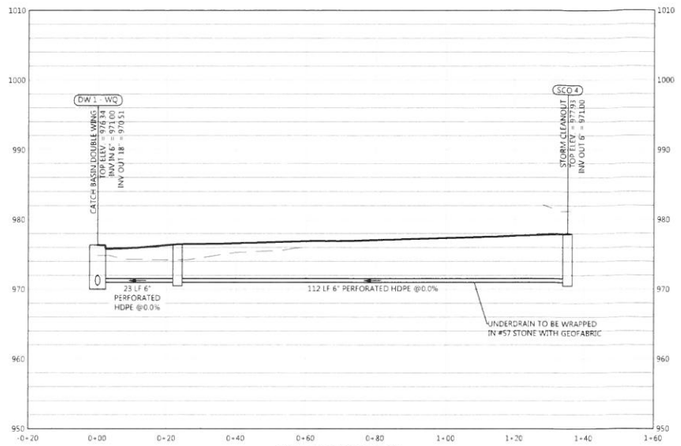
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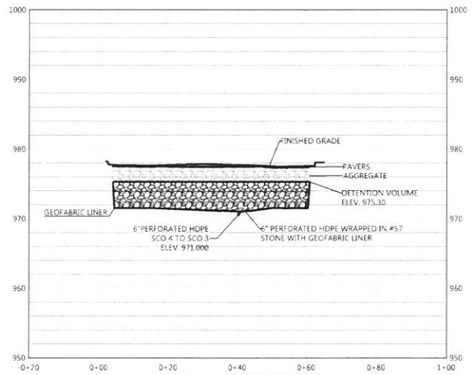
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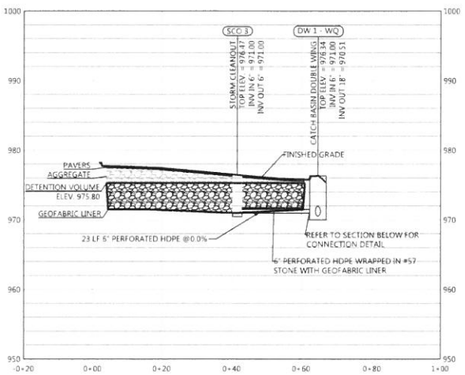
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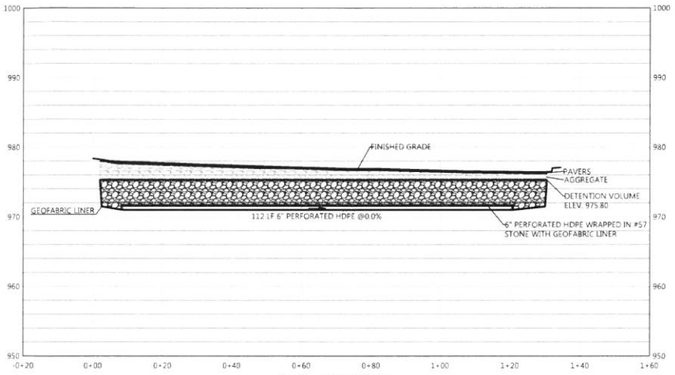
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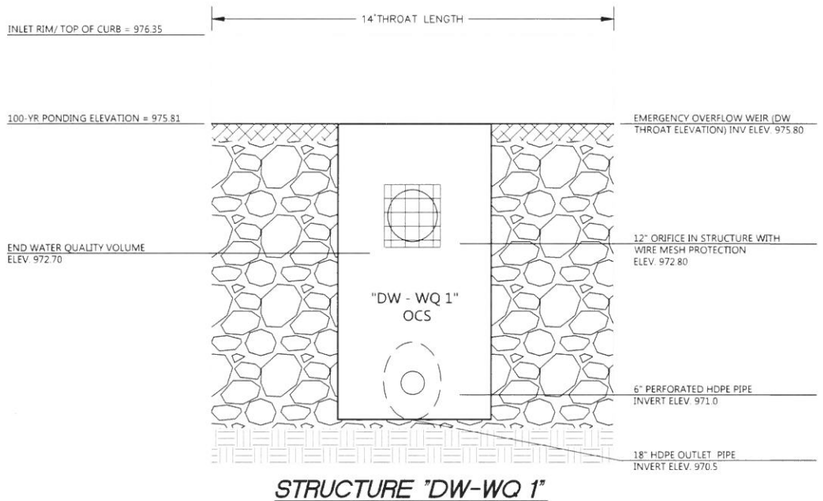
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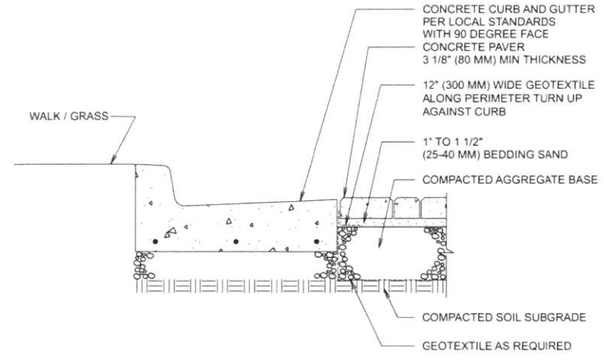
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Section C-C PROFILE
HORZ SCALE: 1"=20'
VERT SCALE: 1"=10'



STRUCTURE "DW-WQ 1" OCS PROFILE SECTION N.T.S



NOTE:
DRAIN MAY BE NECESSARY IN SOIL SUBGRADE.

CONCRETE CURB AND GUTTER WITH CONCRETE PAVERS

DRAWING NO. ICPI-10
SCALE F.S.

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COA # PE 005804

LL95 14TH DISTRICT
KING ARNOLD STREET
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

MCMILLAN PAZDAN SMITH ARCHITECTURE
HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
STORM PROFILES AND CROSS SECTIONS

DATE 2/19/19

REVISIONS

GEORGIA REGISTERED No. PE005804 PROFESSIONAL ENGINEER BRIAN E KAY

GSWCC LEVEL II
CERT. NO. 0000021547

0 10' 20'
SCALE: 1"=20'

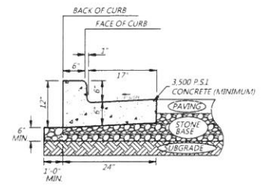
0 5 10'
SCALE: 1"=10'

DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB # 17003047
FILE CODE: FILE CODE
SHEET NO. C-6.0

CAD FILE: PIPES

E:\ATWELL\17003047\Civil\Engineering\SDD DESIGN\PIPES.dwg LAST SAVED BY: tstone 2/19/2019 11:08 AM PLOTTED BY: Logan Nelms 2/19/2019 PAPER: ARCH FULL BLEED D (24.00 INCHES) STATUS: SHR: TO PSP-PCS PLOT STYLE: ATWELL.CTB

BOTTOM RIGHT



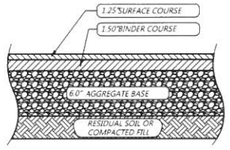
NOTES

1. EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS. 25 FOOT MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS.
2. 3,500 P.S.I. CONCRETE WITH SMOOTH FINISH.
3. COMPACT SUBGRADE TO 95% STANDARD PROCTOR.
4. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

STANDARD 24" CONCRETE CURB AND GUTTER

N.T.S.

S1C

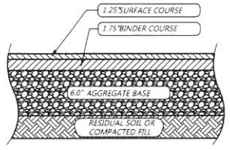


THIS PAVEMENT DETAIL IS BASED ON THE GEOTECHNICAL REPORT FOR _____ BY _____ DATED _____. THE CONTRACTOR SHOULD CLARIFY ANY DISCREPANCY BETWEEN THE GEOTECHNICAL REPORT AND THIS DETAIL PRIOR TO BIDDING OR CONSTRUCTING.

STANDARD DUTY ASPHALT PAVING SPECIFICATION

N.T.S.

S2A

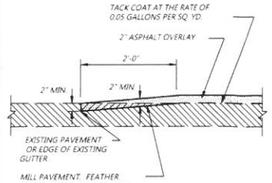


THIS PAVEMENT DETAIL IS BASED ON THE GEOTECHNICAL REPORT FOR _____ BY _____ DATED _____. THE CONTRACTOR SHOULD CLARIFY ANY DISCREPANCY BETWEEN THE GEOTECHNICAL REPORT AND THIS DETAIL PRIOR TO BIDDING OR CONSTRUCTING.

HEAVY DUTY ASPHALT PAVING SPECIFICATION

N.T.S.

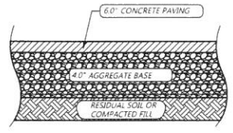
S2C



ASPHALT OVERLAY

N.T.S.

S2E

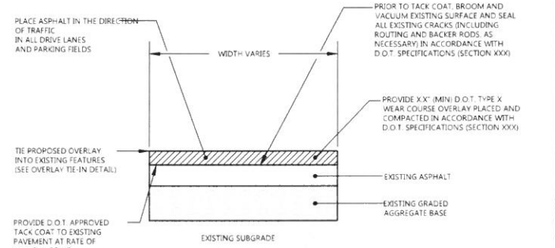


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HEAVY DUTY CONCRETE PAVING SPECIFICATION

N.T.S.

S2B



NOTES:

1. THE PROPOSED RECONSTRUCTION REQUIRES THE PAVEMENT COURSE THICKNESS TO BE NO LESS THAN THE THICKNESS NOTED ABOVE. AVERAGE VALUES SHALL NOT BE UTILIZED.
2. PROVIDE TACK COAT ALONG SAWCUTS TO BIND EXISTING PAVEMENT/CURBING TO PROPOSED PAVEMENT.
3. ALL PAVEMENT CONSTRUCTION OPERATIONS WILL BE PERFORMED IN ACCORDANCE WITH D.O.T. CONSTRUCTION AND MATERIAL SPECIFICATIONS.
4. FOLLOWING PAVEMENT CONSTRUCTION, REPAINT ALL EXISTING LANE MARKINGS, PARKING STALLS, CENTER LINES, PEDESTRIAN CROSSINGS, ECT.
5. ALL PAINT MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH D.O.T. SPECIFICATIONS SECTION XXX.
6. ALL PAVEMENT MARKINGS SHALL BE SOLID WHITE OR YELLOW AND SHALL BE A MINIMUM OF X" WIDE UNLESS NOTED OTHERWISE. (BLUE) PAINT SHALL BE UTILIZED FOR ADA ACCESSIBLE AREAS.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN (OR AS EXISTING) USING A TEMPLATE OR STRIPING MACHINE AT A MAXIMUM RATE OF 100 SQ. FT./GAL. CONTRACTOR SHALL RESTRIPE ALL PAVEMENT MARKINGS SIX MONTHS AFTER COMPLETION. AS AN ALTERNATIVE CONTRACTOR MAY PROVIDE PRICE FOR INSTALLING THERMOPLASTIC STRIPING ONCE (IN LIEU OF PAINTING TWICE).
9. ASPHALT SHALL BE LAID WITH THE DIRECTION OF TRAFFIC IN ALL DRIVE LANES WITHIN THE PARKING FIELDS AND ALONG SITE ROADWAYS.
10. CONTRACTOR SHALL INSTALL BREAKAWAY EDGES AT COLD JOINTS OR SAWCUT AS REQUIRED TO ENSURE A STRAIGHT FULL-DEPTH JOINT PRIOR TO PLACING HOT ASPHALT.

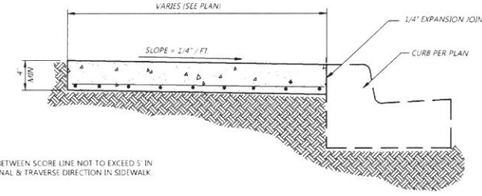
ASPHALT PAVEMENT OVERLAY

N.T.S.

S11G

NOTES

1. ACCESSIBLE RAMPS, PER D.O.T. SPECIFICATIONS, TO BE PROVIDED AT ALL LOCATIONS SHOWN ON PLANS.
2. WHERE REQUIRED REINFORCING WILL BE No. 3 BARS AT 24" ON CENTER EACH WAY (MAXIMUM SPACING), OR 6x6 - W1.4xW1.4 WWF.
3. 4" AGGREGATE BASE COURSE COMPACTED TO 98% STANDARD PROCTOR TYPICAL IN AREAS WITH UNSUITABLE SUBGRADE.
4. REFER TO SITEWORK SPECIFICATIONS FOR MORE INFORMATION.



NOTE

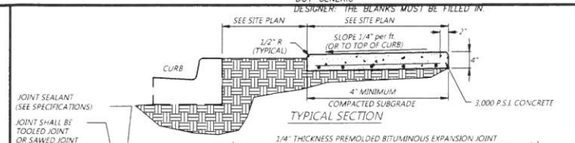
DISTANCE BETWEEN SCORE LINE NOT TO EXCEED 5' IN LONGITUDINAL & TRAVERSE DIRECTION IN SIDEWALK.

CONCRETE SIDEWALK

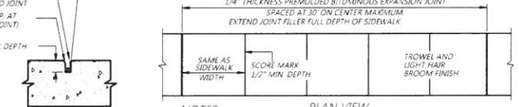
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S3A

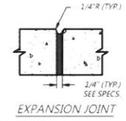
DOT-GENERIC
DESIGNER: THE BLANKS MUST BE FILLED IN.



TYPICAL SECTION



CONTRACTION JOINT



EXPANSION JOINT

NOTES

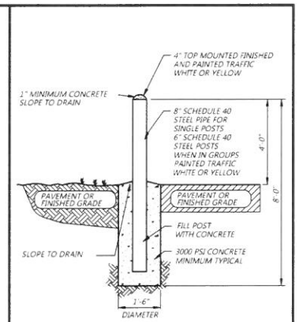
1. ACCESSIBLE RAMPS, PER D.O.T. SPECIFICATIONS, TO BE PROVIDED AT ALL INTERSECTIONS, DRIVES, ETC.
2. WHERE REQUIRED REINFORCING WILL BE No. 3 BARS AT 24" ON CENTER EACH WAY, MAXIMUM SPACING, OR 6 X 6 - W1.4 X W1.4 WWF.
3. 4" AGGREGATE BASE COURSE COMPACTED TO 98% STANDARD PROCTOR TYPICAL IN AREAS WITH UNSUITABLE SUBGRADE.

PLAN VIEW

CONCRETE SIDEWALK ALONG ROADWAY/DRIVE

N.T.S.

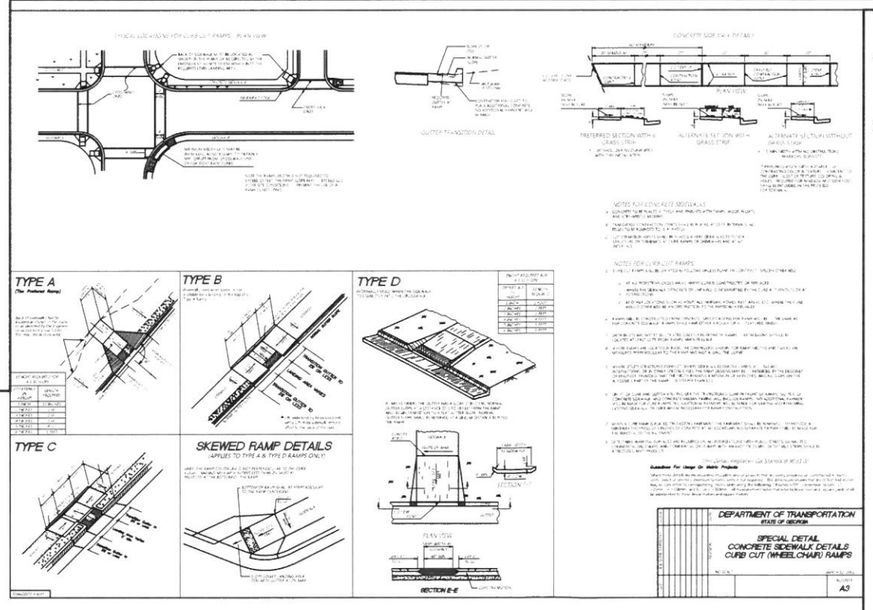
S3B

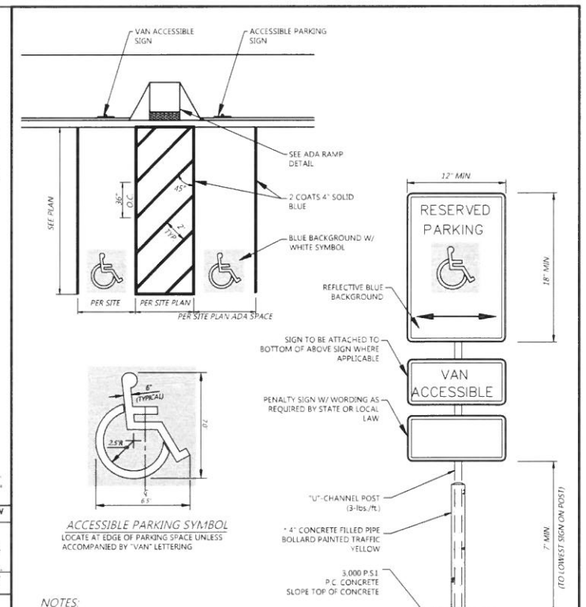


BOLLARD

N.T.S.

S3D





ACCESSIBLE PARKING SYMBOL
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

NOTES

1. SEE SITE PLAN FOR LAYOUT AND LOCATION.
2. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED.
3. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN THE ACCESSIBLE SPACE.
4. * CONCRETE BOLLARD AROUND POST IS NECESSARY WHERE THE SIGN IS TO BE WITHIN 2' OF THE TRAVEL LANE OR PARKING SPACE.
5. 4" BLUE PAINTED LINES (TWO COATES) FOR HANDICAPPED SPACE DELINEATION OR AS REQUIRED BY LOCAL JURISDICTION.

ADA PARKING DETAIL

N.T.S.

S3C

811 Know what's below. Call before you dig.
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NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ATWELL, LLC SHALL BE SPECIFICALLY ASSIGNED ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURE, OR OF ANY OTHER PERSONS.

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SITE DEVELOPMENT PLANS
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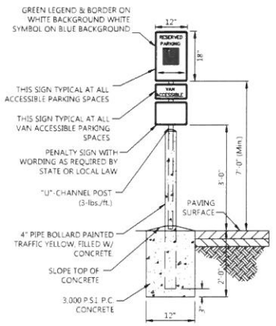
GEORGIA REGISTERED No. PE025568 PROFESSIONAL ENGINEER BRIAN E KAK

GSWCC LEVEL II
CERT. NO. 0000021547

CAD FILE: C700 DETAILS

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CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB #: 17003047
FILE CODE: FILE CODE
SHEET NO: C-7.0

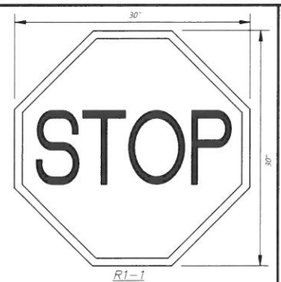
BOTTOM RIGHT



NOTE
CONCRETE BOLLARD AROUND POST IS NECESSARY WHERE SIGN IS TO BE WITHIN 2' OF TRAVEL LANE OR PARKING SPACE.

VAN ACCESSIBLE PARKING SIGN

S4D N.T.S.

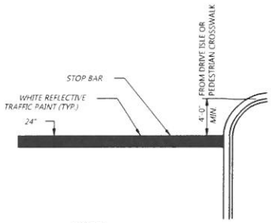


R1-1

SIGN CRITERIA
BACKGROUND: RED
LETTERING: WHITE
BORDER: WHITE
REFERENCE: MUTCD

"STOP" SIGN

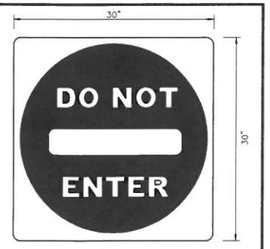
S4H N.T.S.



NOTE:
REFER TO SITE WORK SPECIFICATIONS FOR FURTHER INFORMATION.

STOP BAR

S54A N.T.S.



R5-1

SIGN CRITERIA
BACKGROUND: WHITE
LETTERING: WHITE
SYMBOL: RED
REFERENCE: MUTCD

"DO NOT ENTER" SIGN

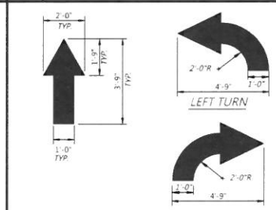
S4I N.T.S.



NOTE
1. SEE SITE WORK SPECIFICATIONS FOR CONCRETE MATERIAL AND FINISH. IF NOT SPECIFIED USE 4,000 PSI CONCRETE WITH A BROOM FINISH.
2. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR THICKNESS OR FOR APPLICABILITY OF STONE BASE

DUMPSTER PAD DETAIL

S54 N.T.S.



NOTE
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B-20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT OR MEET LOCAL REQUIREMENTS.

PARKING LOT FLOW ARROW

S5I N.T.S.

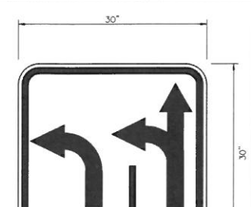


R3-5

SIGN CRITERIA
BACKGROUND: WHITE
LETTERING: BLACK
SYMBOL: BLACK BORDER: BLACK REFERENCE: MUTCD

"LEFT/RIGHT TURN ONLY" SIGN

S5N N.T.S.

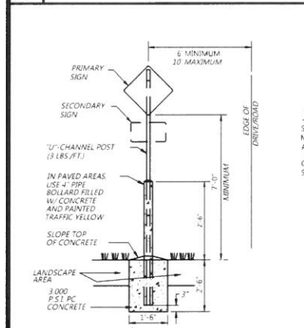


R3-8

SIGN CRITERIA
BACKGROUND: WHITE
LETTERING: BLACK
SYMBOLS: BLACK
BORDER: BLACK
REFERENCE: MUTCD

DIRECTIONAL LANES

S4P N.T.S.



NOTES
SIGN SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ALL FEDERAL, STATE, AND LOCAL CODES.

CONCRETE BOLLARD AROUND POST IS NECESSARY WHERE SIGN IS TO BE WITHIN 2' OF TRAVEL LANE OR PARKING SPACE.

SIGN BASE IN LANDSCAPE AREA

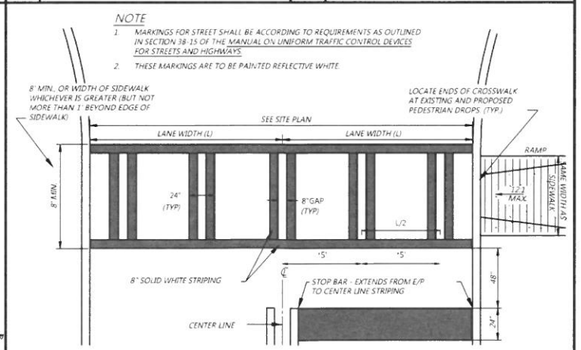
S4B N.T.S.



SIGN CRITERIA
BACKGROUND: YELLOW
LETTERING: BLACK
SYMBOLS: BLACK BORDER: BLACK REFERENCE: MUTCD

"PEDESTRIAN CROSSING" SIGN

S4J N.T.S.



NOTE
1. MARKINGS FOR STREET SHALL BE ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B-15 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

CROSSWALK MARKINGS

S5NA N.T.S.

* USE WHERE THE LANE WIDTH EXCEEDS 12' OR WHERE LANE LINES HAVE BEEN OMITTED

NOTE
SIGN SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ALL FEDERAL, STATE, AND LOCAL CODES.

CONCRETE BOLLARD AROUND POST IS NECESSARY WHERE SIGN IS TO BE WITHIN 2' OF TRAVEL LANE OR PARKING SPACE.

SIGN BASE IN PAVING

S4C N.T.S.



R7-6

SIGN CRITERIA
BACKGROUND: WHITE
LETTERING: BLACK
SYMBOLS: BLACK
BORDER: BLACK
REFERENCE: MUTCD

"NO PARKING - LOADING ZONE" SIGN

S4AA N.T.S.

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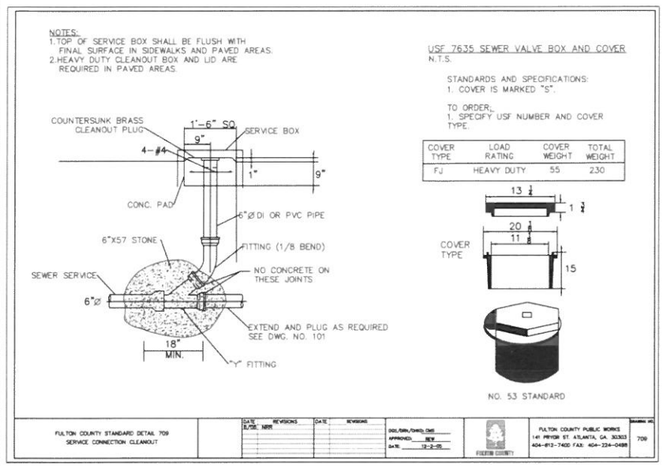
GEORGIA REGISTERED No. PE005804 PROFESSIONAL ENGINEER BRIAN E KAY

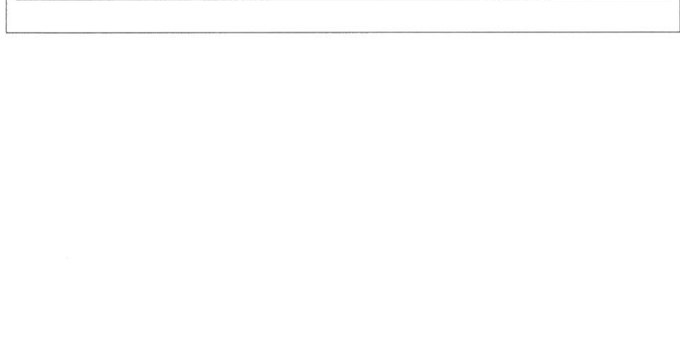
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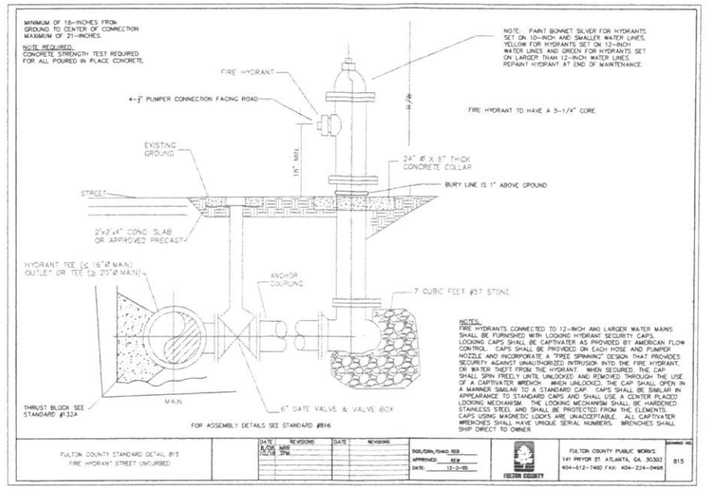
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CHECKED BY: TS
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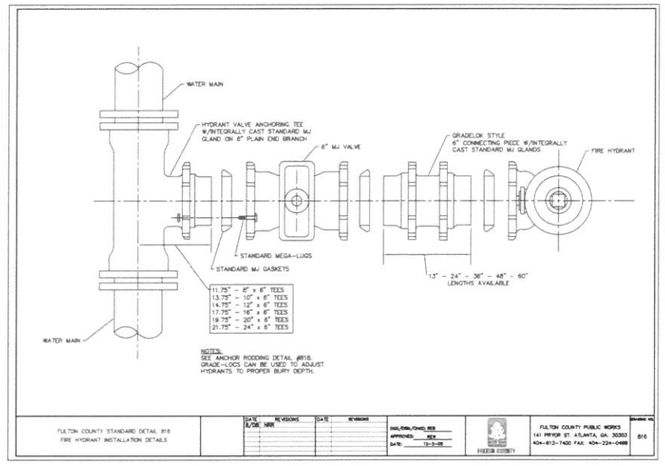
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BOTTOM RIGHT









811
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LAWRENCEVILLE, GA 30043
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COA # PE 005804

LL95 14TH DISTRICT
KING ARNOLD STREET
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

MCMILLIAN PAZDAN SMITH ARCHITECTURE

HAPEVILLE LIBRARY
SITE DEVELOPMENT PLANS
CONSTRUCTION DETAILS

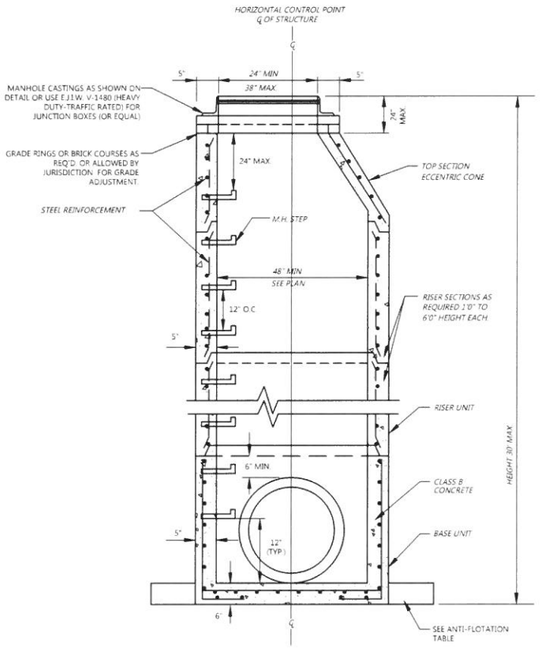
DATE 2/19/19

REVISIONS

GEORGIA REGISTERED No. PE005804 PROFESSIONAL ENGINEER BRIAN E. KAY
GSWCC LEVEL II
CERT. NO. 0000021547

DRAWN BY: TS
CHECKED BY: TS
PROJECT MANAGER: THEO STONE
JOB #: 17003047
FILE CODE: FILE CODE
SHEET NO. C-7.2

CAD FILE: C700 DETAILS
BOTTOM RIGHT



TYPICAL PRECAST STORM SEWER MANHOLE

N.T.S.

G2.4

SPECIFICATIONS:

COMPRESSIVE:	4000 PSI @ 28 DAYS
LOADING:	AASHTO HS-20 TRAFFIC LOADING
STRUCTURE:	DESIGN TO CONFORM WITH PRECAST REINFORCED CONCRETE MANHOLE SECTIONS A.S.T.M. DESIGNATION C478
REINFORCEMENT:	COMPLIES WITH ASTM A-615 GRADE 60, AND/OR A.S.T.M A185 BAR BENDING AND PLACEMENT SHALL COMPLY WITH THE LATEST ACI STANDARDS
SITE PREPARATION:	THE STRUCTURE SHALL BE PLACED ON A COMPACTED GRANULAR BASE TO INSURE UNIFORM DISTRIBUTION OF SOIL PRESSURES.
WATER TABLE:	BASE DESIGN ON 2'0" BELOW GRADE SEE GEOTECHNICAL REPORT PROVIDED BY OWNER PRIOR TO MANUFACTURE DESIGN
STEPS:	COPOLYMER POLYPROPYLENE PLASTIC 1/2" GRADE 60 STEEL REINFORCEMENT

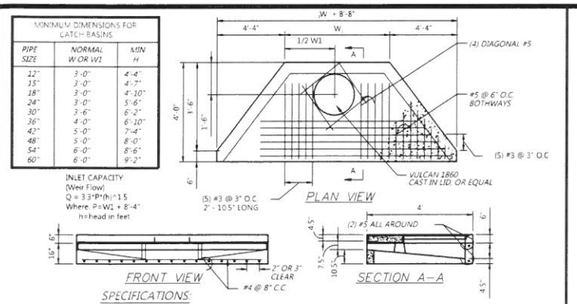
CIRCULAR MANHOLE FOOTER CHART (ANTI-FLOTATION IN PONDS)

HT	DIAMETER	DEPTH		DIAMETER	DEPTH		DIAMETER	DEPTH
20'	9'	2.75'		7.5'	3.25'		6'	4.00'
18'	9'	2.50'		7.5'	3.00'		6'	3.50'
16'	9'	2.25'		7.5'	2.67'		6'	3.25'
14'	9'	2.00'		7.5'	2.25'		6'	2.75'
12'	9'	1.75'		7.5'	2.00'		6'	2.50'
10'	9'	1.50'		7.5'	1.75'		6'	2.00'
8'	9'	1.25'		7.5'	1.33'		6'	1.67'
6'	9'	1.00'		7.5'	1.00'		6'	1.25'
4'	9'	0.83'		7.5'	0.83'		6'	0.83'
2'	9'	0.83'		7.5'	0.83'		6'	0.83'

4' RADIUS | 5' RADIUS | 6' RADIUS

MINIMUM DIMENSIONS FOR CATCH BASINS

PIPE SIZE	NORMAL W OR W1	MIN H
12"	3'-0"	4'-4"
15"	3'-0"	4'-7"
18"	3'-0"	4'-10"
24"	3'-0"	5'-6"
30"	3'-6"	6'-2"
36"	4'-0"	6'-10"
42"	5'-0"	7'-4"
48"	5'-0"	8'-0"
54"	6'-0"	8'-6"
60"	6'-0"	9'-2"



SPECIFICATIONS:

1. THE CONCRETE IS DESIGNED TO OBTAIN A STRENGTH OF 4,000 PSI IN 28 DAYS.
2. THE REINFORCING STEEL HAS A YIELD STRENGTH OF 60,000 PSI (1 1/2" CLR. TYP.)
3. THE REINFORCED CONCRETE STRUCTURE IS DESIGNED TO MEET GEORGIA DOT SPECS.
(REFER SPECS FOR SIZING AND SPACING REQUIREMENTS)

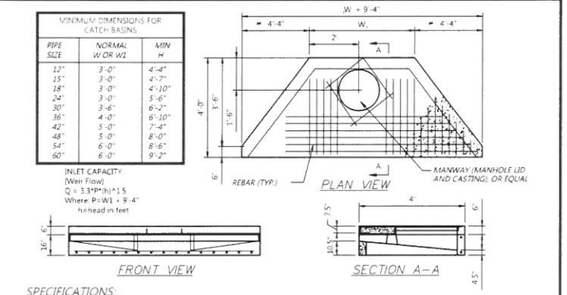
DOUBLE WING CATCH BASIN

N.T.S.

G2.4

MINIMUM DIMENSIONS FOR CATCH BASINS

PIPE SIZE	NORMAL W OR W2	MIN H
12"	3'-0"	4'-4"
15"	3'-0"	4'-7"
18"	3'-0"	4'-10"
24"	3'-0"	5'-6"
30"	3'-6"	6'-2"
36"	4'-0"	6'-10"
42"	5'-0"	7'-4"
48"	5'-0"	8'-0"
54"	6'-0"	8'-6"
60"	6'-0"	9'-2"



SPECIFICATIONS:

1. THE CONCRETE IS DESIGNED TO OBTAIN A STRENGTH OF 4,000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED.
2. THE REINFORCING STEEL HAS A YIELD STRENGTH OF 60,000 PSI (1-1/2" CLR. TYP.) UNLESS OTHERWISE NOTED.
3. THE REINFORCED CONCRETE STRUCTURE IS DESIGNED TO MEET _____ DOT SPECS.
(REFER TO SPECS FOR SIZING AND SPACING REQUIREMENTS)

DOUBLE WING CATCH BASIN

N.T.S.

G2.4

811 Know what's below. Call before you dig.

"THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN A APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES."

NOTICE

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE CONSULTANT SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
JOE ALCOCK
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DATE: 2/19/19

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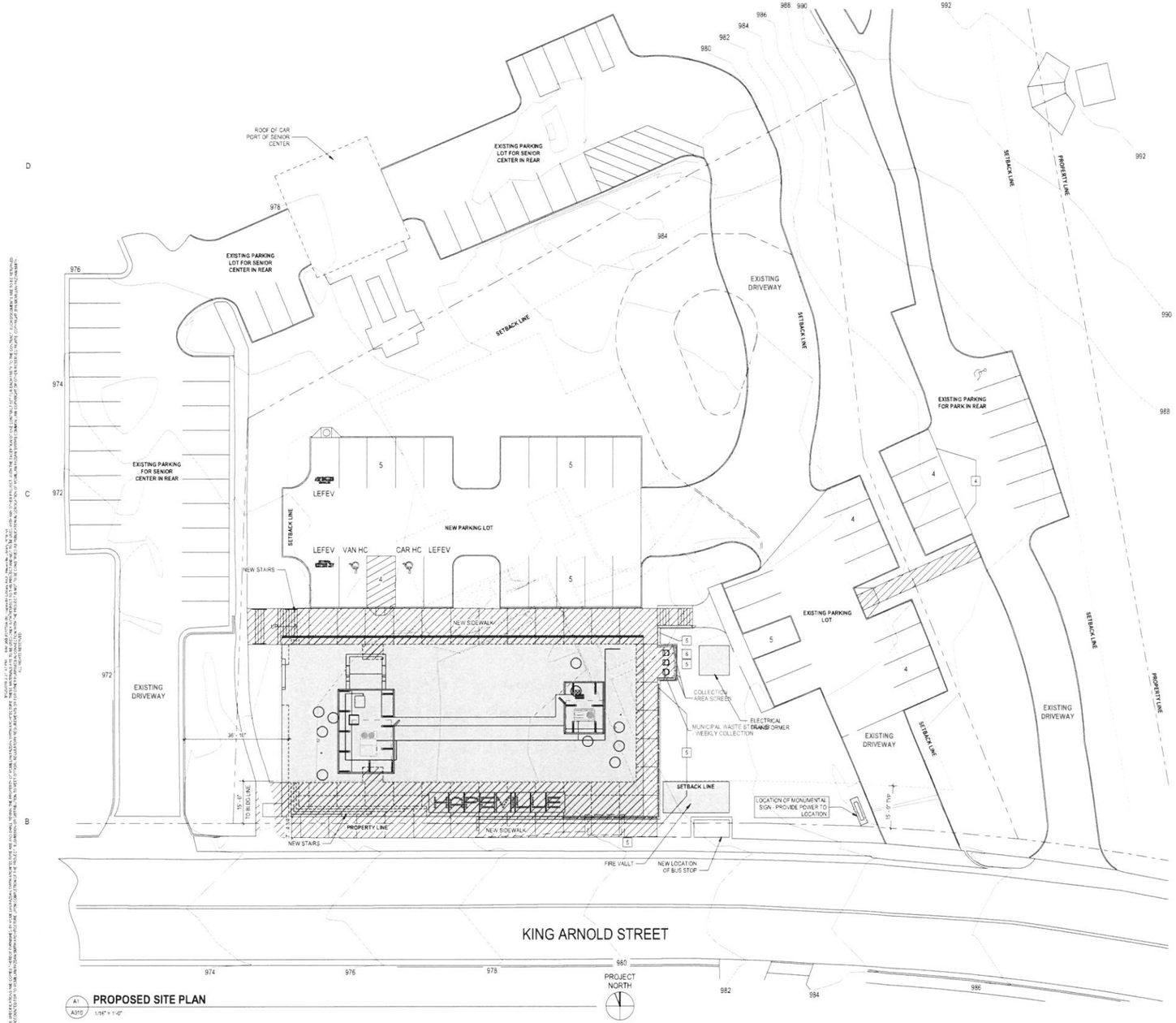
GEORGIA No. PE005804 PROFESSIONAL ENGINEER BRIAN E. KAY

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CAD FILE: C700 DETAILS

BOTTOM RIGHT



A1 / A010 **PROPOSED SITE PLAN**
1/16" = 1'-0"

SHEET KEYNOTES

1. REMILL AND RESTRIPE EXISTING PARKING LOT.
2. NEW PARKING LOT LIGHTING TO BE PROVIDED BY OWNER. POWER BY GC.
3. NEW MONUMENTAL SIGN TO REPLACE EXISTING SIGN - BY OTHERS.
4. NEW PARKING SPACES ADDED TO EXISTING PARKING LOT.
5. NEW SITE WALL: STACKED CMU - REFERENCE LANDSCAPING DWGS.
6. NEW ENCLOSURE AROUND WASTE RECEPTACLES. REFERENCE LANDSCAPING DWGS

SITE PLAN LEGEND

- EXISTING BUILDING TO BE REMOVED
- EXISTING SITE ELEMENTS TO BE REMOVED
- NEW BUILDING LOCATION
- NEW SIDEWALK. REFERENCE LANDSCAPE DWGS
- HC — HANDICAPPED PARKING SPACE
- LEFEV — LOW EMITTING FUEL EFFICIENT VEHICLE PREFERRED PARKING SPACE
- NEW RETAINING WALL

SITE PLAN NOTES

1. ARCHITECTURAL SITE PLAN FOR REFERENCE AND COORDINATION ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING, UTILITY, HARDSCAPE, TREE PROTECTION AND PLANTING INFORMATION.
2. PARKING LOT LIGHTING AND POLES TO BE PROVIDED BY GEORGIA POWER. U/NO

PROJECT NAME: HAPEVILLE LIBRARY
OWNER: FULTON COUNTY LIBRARY SYSTEM
CONTRACTOR: ALBION
ARCHITECT: MCMILLAN PAZDAN SMITH

PROPOSED BUILDING HEIGHT: 22'-5" (EXISTING BUILDING TO BE REMOVED AND REPLACED BY PROPOSED BUILDING - SEE SITE PLAN)
PROPOSED BUILDING SIZE: 5975 SF

DATE DRAWN: FEBRUARY 2019

PARKING: +/- 11100 SF, INCL. PARK
NO. OF SPACES (42 TOTAL, 31 FOR LIBRARY USE ONLY)
EXISTING - 19, INCL. SPACES FOR PARK
PROPOSED - 23, INCL. SPACES FOR PARK
AREA OF PAVED PARKING SURFACE - 36682 SF

SIGNAGE:
MONUMENT SIGN DIMENSIONS (WxH):
BUILDING SIGN DIMENSIONS (WxH): 15'-0" W x 4'-0" H

ELEVATIONS: REFERENCE SHEETS A300, A301; SEE KEYNOTES FOR BUILDING MATERIALS

SITE AREA: 19.02 ACRES (828511 SF)

ALLOCATION OF SITE AREA:
BUILDING COVERAGE - 5850 SF (0.7%)
PARKING AND DRIVEWAYS - 36682 SF (4.4%)
OPEN SPACE AREAS - 785979 SF (94%)
LANDSCAPING -- 38242 SF (4.6%)
RECREATIONAL PARK -- 747737 SF (90.3%)

BUILDING FLOOR AREA BY CAETGORY:
ADMINISTRATIVE - 653 SF
ASSEMBLY - 715 SF
CIRCULATION - 890 SF
READING AREA - 1004 SF
STACKS - 1432 SF
STORAGE - 341 SF

TOTAL FLOOR AREA RATIO: .007

mcmillan pazdan smith ARCHITECTURE
atlanta charleston greenville spartanburg
818 marietta street, unit 105, atlanta, ga 30313 p. 404.237.4602
www.mcmillanpazdansmith.com

Albion

STATE OF GEORGIA JOSEPH H. KLOCK REGISTERED ARCHITECT

FULTON COUNTY LIBRARY SYSTEM

HAPEVILLE LIBRARY

525 KING ARNOLD STREET
HAPEVILLE, GA

SHEET ISSUE

NO	DATE	DESCRIPTION	BY
	9/21/2018	SCHEMATIC DESIGN	
	11/06/2018	DESIGN DEVELOPMENT	
	12/21/2018	50% CONSTRUCTION DOCUMENTS	
	02/23/2019	100% CONSTRUCTION DOCUMENTS	

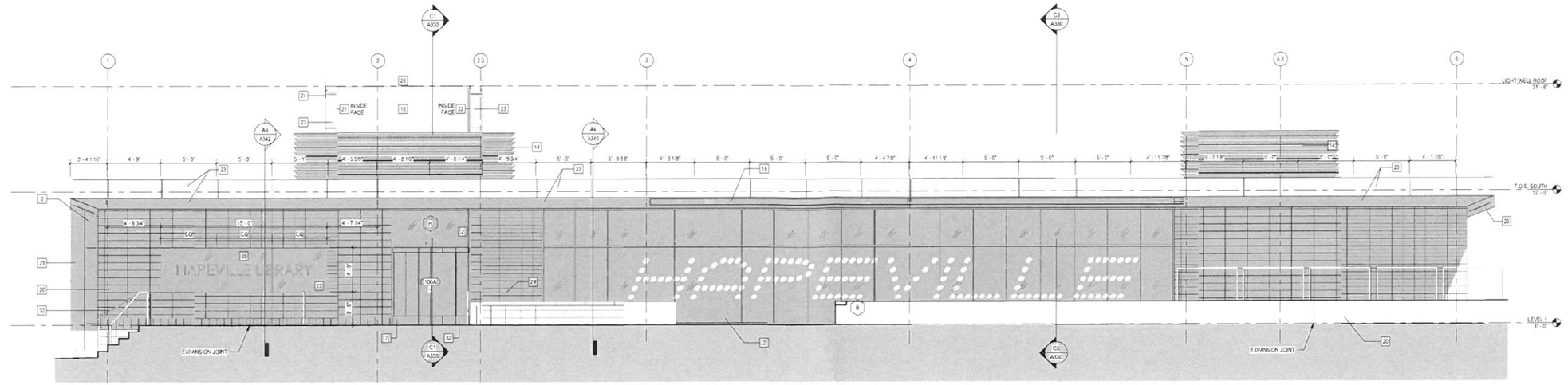
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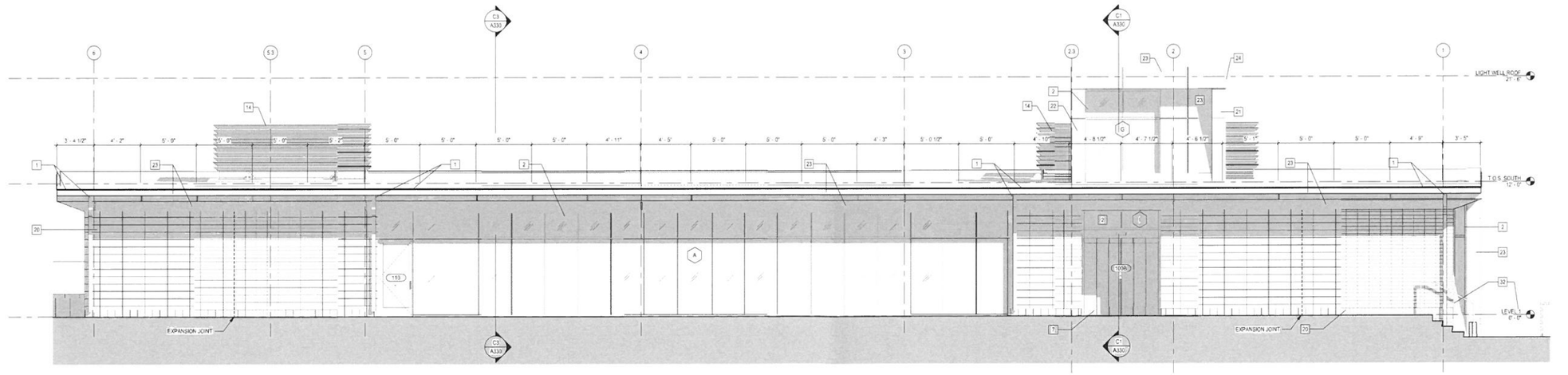
SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NO: A010

PROJ. NO 017306.00



C1 A300 **SOUTH ELEVATION**
1/4" = 1'-0"



B1 A300 **NORTH ELEVATION**
1/4" = 1'-0"

SHEET KEYNOTES

1. 6" GUTTER WITH GUTTER GUARDS AND DOWNSPOUTS WITH FLUOROPOLYMER FINISH TO MATCH ACM
2. STOREFRONT SYSTEM W/ INSULATED GLAZING
3. INTERIOR WALL WITH 4'-0" STOREFRONT SYSTEM RIBBON WINDOW. REFERENCE SHEET A826
4. INTERIOR STOREFRONT WALL SYSTEM. REFERENCE SHEET A826
5. DISPLAY FURNITURE
6. BOOK DROP TO BE INSTALLED @ 48"AFF MAX TO OPERABLE HEIGHT
7. MOTORIZED SLIDING DOOR
8. RFID SECURITY GATE - REFERENCE TECHNOLOGY AND ELECTRICAL DWGS
9. ROOF LADDER
10. BOOK CARTS - BY OTHERS
11. DRINKING FOUNTAIN W/ BOTTLE FILLER - REFERENCE PLUMBING DWGS
12. A/V DISPLAY - BY OTHERS. SEE TECHNOLOGY DRAWINGS
13. 3'-0" X 3'-0" ROOF HATCH
14. ARCHITECTURAL LOUVERS MECHANICAL SCREEN WITH STURDISTRUCT CURB MOUNTED FRAMING AND GATE FOR ACCESS
15. MECHANICAL UNITS - REFERENCE MECHANICAL DWGS
16. 7'-6" X 5'-0" CNC ROUTED ALUM PANELS WITH 7" DIAMETER CIRCLES FORMING LETTERS TO SPELL "HAPEVILLE"
17. WHITE TPO ROOF MEMBRANE
18. GREY TPO ROOF MEMBRANE - TO MATCH GREY ACM PANELS
19. EXPOSED PAINTED STRUCTURAL DECKING. 1/4" / 1'-0" SLOPE - REFERENCE STRUCTURAL DWGS
20. MEDIUM GREY UTILITY BRICK
21. RED ACM PANELS
22. WHITE ACM PANELS
23. METALLIC GREY ACM PANELS
24. 3-DIMENSIONAL BLDG SIGNAGE ON STAND-OFFS - REFERENCE WAYFINDING DWGS. COORDINATE REQ'D BLOCKING W/ SIGNAGE AND ACM MFRS
25. PAINTED HOLLOW MTL DOOR
26. ALSS STEEL STRUCTURE
27. MILLWORK DISPLAY CABINET
28. MOTORIZED PROJECTION SCREEN. COORDINATE INSTALL OF SCREEN AND FINISHED CEILING
29. BIKE RACK. SEE LANDSCAPE DRAWINGS
30. LIGHT SCOOP ROOF
31. MECHANICAL VENT. REFERENCE MECHANICAL DWGS
32. ALUMINUM HAND RAIL. REFERENCE LANDSCAPE DWGS
33. TPO TRAFFIC PADDING
34. GATE WITH LOCK TO MATCH PANELS
35. BACK-PAINTED GLASS PANEL EDGE-CUT, ON STANDOFFS OVER ACM - REFERENCE WAYFINDING DWGS
36. SITE WALL. REFERENCE LANDSCAPING DWGS
37. 60" TO INSTALL STAINLESS STEEL PANEL FROM WALL BASE TO 4'-0" A.F.F. NEAR MOP SINK

EXTERIOR MATERIAL SCHEDULE

MATERIAL	BASIS OF DESIGN - MANUFACTURER, COLOR, STYLE
UTILITY BRICK	BOD - TAYLOR BRICK, 322, GRAY, WIRE CUT (REDUCTIVE ALT. STAINED BRICK)
SILVER ACM PANEL	BOD - ALUCOBOND, SILVER METALLIC
RED ACM PANEL	BOD - ALUCOBOND, RED FIRE
WHITE ACM PANEL	BOD - ALUCOBOND, ALABASTER
PAINTED STEEL	BOD - SHERWIN WILLIAMS, EXTRA WHITE, EGGSHELL (P-1)
STOREFRONT	BOD - KAWNEER 451 T SSG, CLEAR ANODIZED
METAL COPING, GUTTERS, AND DOWNSPOUTS	BOD - TBD, TO MATCH SILVER ACM

Graphic Scale: 0" - 0 1/4"inch = 1'-0"
0 4'-0" 8'-0" 12'-0" 16'-0"

mcmillan pazdan smith
ARCHITECTURE

Albion

LICENSED ARCHITECT
STATE OF GEORGIA
JOSEPH R. ALCOCK
REGISTERED ARCHITECT

FULTON COUNTY LIBRARY SYSTEM

HAPEVILLE LIBRARY

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NO	DATE	DESCRIPTION	BY
	6/21/2018	SCHEMATIC DESIGN	
	11/06/2018	DESIGN DEVELOPMENT	
	12/21/2018	50% CONSTRUCTION DOCUMENTS	
	02/23/2019	100% CONSTRUCTION DOCUMENTS	

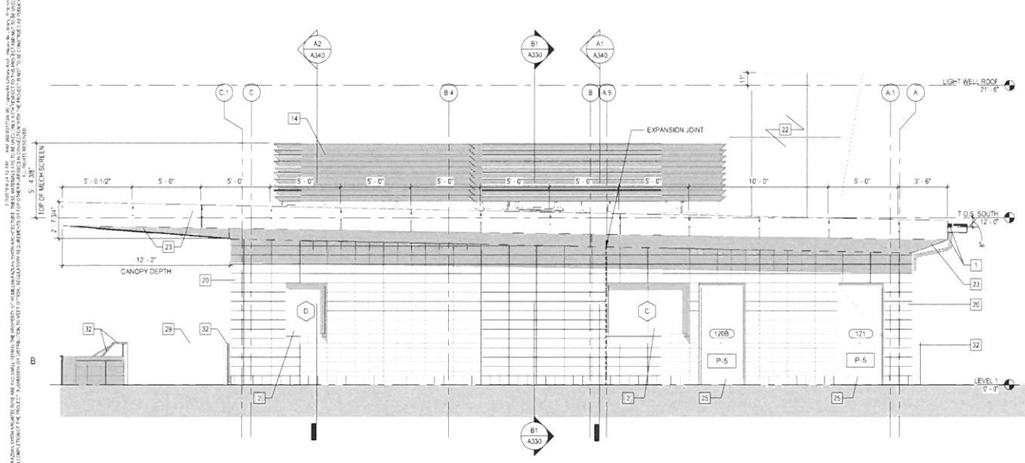
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DRAWN BY: AR

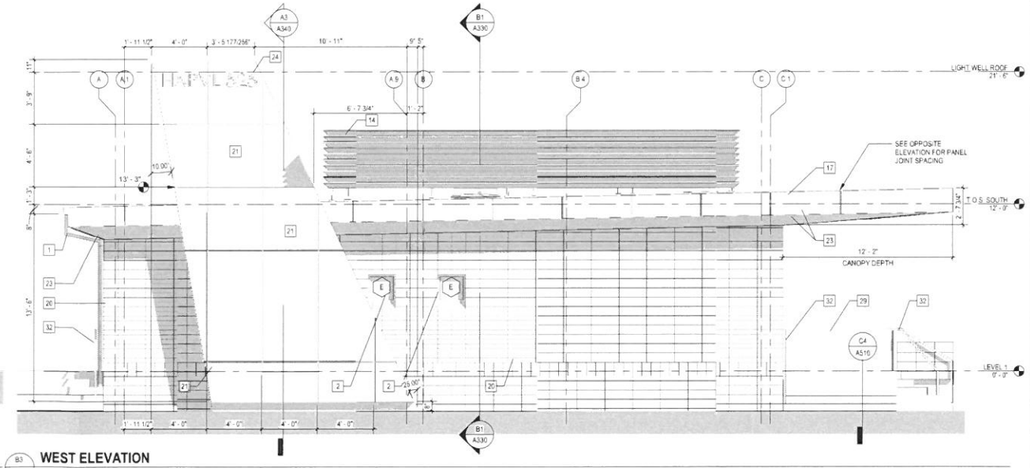
SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO: A300

PROJ. NO: 017500.00



B1 A301 **EAST ELEVATION**
1/4" = 1'-0"



B3 A301 **WEST ELEVATION**
1/4" = 1'-0"

SHEET KEYNOTES

1. 6" GUTTER WITH GUTTER GUARDS AND DOWNSPOUTS WITH FLUOROPOLYMER FINISH TO MATCH ACM
2. STOREFRONT SYSTEM W/ INSULATED GLAZING
3. INTERIOR WALL WITH 4'-0" STOREFRONT SYSTEM RIBBON WINDOW. REFERENCE SHEET A520
4. INTERIOR STOREFRONT WALL SYSTEM. REFERENCE SHEET A820
5. DISPLAY FURNITURE
6. BOOK DROP TO BE INSTALLED @ 48"AFF MAX TO OPERABLE HEIGHT
7. MOTORIZED SLIDING DOOR
8. RFID SECURITY GATE - REFERENCE TECHNOLOGY AND ELECTRICAL DWGS
9. ROOF LADDER
10. BOOK CARTS - BY OTHERS
11. DRINKING FOUNTAIN W/ BOTTLE FILLER - REFERENCE PLUMBING DWGS
12. A/V DISPLAY - BY OTHERS. SEE TECHNOLOGY DRAWINGS.
13. 3'-0" X 3'-0" ROOF HATCH
14. ARCHITECTURAL LOUVERS MECHANICAL SCREEN WITH STURDISTRUCT CURB MOUNTED FRAMING AND GATE FOR ACCESS
15. MECHANICAL UNITS - REFERENCE MECHANICAL DWGS
16. 7'-6" X 5'-6" CNC ROUTED ALUM PANELS WITH 7" DIAMETER CIRCLES FORMING LETTERS TO SPELL "HAPEVILLE"
17. WHITE TPO ROOF MEMBRANE
18. GREY TPO ROOF MEMBRANE - TO MATCH GREY ACM PANELS.
19. EXPOSED PAINTED STRUCTURAL DECKING, 1/4" / 12" SLOPE - REFERENCE STRUCTURAL DWGS.
20. MEDIUM GREY UTILITY BRICK
21. RED ACM PANELS
22. WHITE ACM PANELS
23. METALLIC GREY ACM PANELS
24. 3-DIMENSIONAL BLDG SIGNAGE ON STAND-OFFS - REFERENCE WAYFINDING DWGS. COORDINATE REQD BLOCKING W SIGNAGE AND ACM MFRS
25. PAINTED HOLLOW MTL DOOR
26. AESS STEEL STRUCTURE
27. MILLWORK DISPLAY CABINET
28. MOTORIZED PROJECTION SCREEN. COORDINATE INSTALL OF SCREEN AND FINISHED CEILING
29. BIKE RACK SEE LANDSCAPE DRAWINGS
30. LIGHT SCOOP ROOF
31. MECHANICAL VENT. REFERENCE MECHANICAL DWGS
32. ALUMINUM HAND RAIL. REFERENCE LANDSCAPE DWGS
33. TPO TRAFFIC PADDING
34. GATE WITH LOCK TO MATCH PANELS
35. BACK-PAINTED GLASS PANEL. EDGE-UT. ON STANDOFFS OVER ACM - REFERENCE WAYFINDING DWGS.
36. SITE WALL. REFERENCE LANDSCAPING DWGS.
37. CUT TO INSTALL STAINLESS STEEL PANEL FROM WALL. RISE TO 4'-0" & 5'-5" NEAR HOP SINK

EXTERIOR MATERIAL SCHEDULE

MATERIAL	BASIS OF DESIGN - MANUFACTURER, COLOR, STYLE
UTILITY BRICK	BOD - TAYLOR BRICK, 322, GRAY, WIRE CUT *DEDUCTIVE ALT: STAINED BRICK*
SILVER ACM PANEL	BOD - ALUCOBOND, SILVER METALLIC
RED ACM PANEL	BOD - ALUCOBOND, RED FIRE
WHITE ACM PANEL	BOD - ALUCOBOND, ALABASTER
PAINTED STEEL	BOD - SHERWIN WILLIAMS, EXTRA WHITE, EGGSHELL (P-1)
STOREFRONT	BOD - KAWNEER 451 T SSG, CLEAR ANODIZED
METAL COPING, GUTTERS, AND DOWNSPOUTS	BOD - TBD, TO MATCH SILVER ACM

Graphic Scale: 0" = 0 1/4"=1'-0"
0 — 4' - 0" — 8' - 0" — 12' - 0" — 16' - 0"

mcmillan pazdan smith
ARCHITECTURE

Albion

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	02/23/2019	100% CONSTRUCTION DOCUMENTS	

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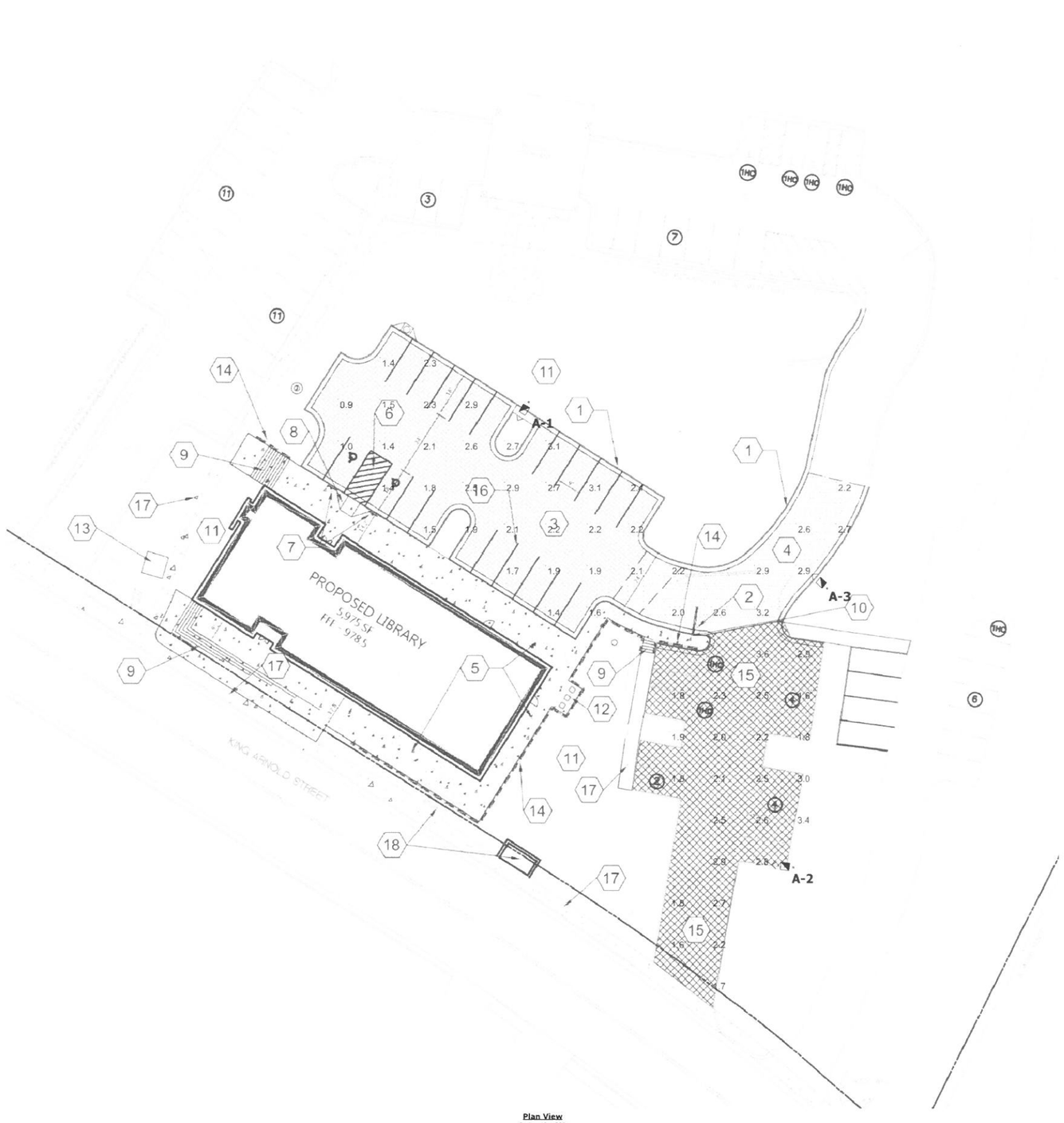
PRINCIPAL IN CHARGE	JA
PROJECT ARCHITECT	WB
DRAWN BY	AR

SHEET TITLE
BUILDING ELEVATIONS

SHEET NO
A301

PROJ. NO
017306.00

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Plan View
Scale - 1" = 20ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	A	3	EATON - STREETWORKS (FORMER COOPER LIGHTING)	VERD-M-A04-E-U-T4-WH	VERDEON-M ROADWAY AND AREA LUMINAIRE (4) 72 CRI, 4000K LEDS AND TYPE IV OPTICS, WHITE PAINTED FINISH	4	VERD-M-A04-E-U-T4-WH.ies	7653	0.912	247

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	3.6 fc	0.9 fc	4.0:1	2.4:1

Notes

1. Readings are shown in units of maintained footcandles.
2. Total Light Loss Factor (LLF) = .912 LLF for LED
3. Test Plane = 0' Above grade
4. Fixture Mounting Height = 30' Above grade
5. Fixture Spacing = See Plan view.
6. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Disclaimer
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SouthCon

Hapeville Library

Designer KF
Date 1/22/2019
Scale As Shown
Drawing No. S01S19A2
Summary

DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: March 25, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Site Plan Review – 525 King Arnold Street

BACKGROUND

The City of Hapeville has received a site plan application from the Fulton County Public Library System for a tract of land located at 525 King Arnold Street. The City of Hapeville currently owns the property. Fulton County is currently attempting to acquire the property from the City and desires to construct a new 5,975 SF, 22'-5" high library on the property, replacing an existing 5,675 square foot library on the site.

The property is zoned V, Village, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The Applicant received a variance on March 28, 2019 to allow the canopy to overhang the front setback by 12'-2".

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The V district is established in order to:

(1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
(2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
(3) Promotes neighborhoods established near shopping and employment centers;
(4) Encourage pedestrian and neighborhood uses in the commercial area;
(5) Discourage land uses, which are automobile or transportation related;
(6) Exclude industrial uses such as manufacturing, processing and warehousing;
(7) Promote retail and related commercial uses such as business offices, florists, card shops antiques, apparel and banks; and
(8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-11.1-2. - Permitted uses.

The following are permitted within the V zone:

(1) Any use permitted in the D-D zone;
(2) Any use permitted in the C-1 zone subject to the requirements of this article;
(3) Single-family detached dwellings;
(4) Single-family attached dwellings with at least four units attached;
(5) Group homes, subject to the restrictions in section 93-2-19;
(6) Adult daycare facilities;
(7) Condominiums subject to approval as a conditional use; and
(8) Combination of residential and business applications within a single structure. However, each use must have a separate entrance.

Sec. 93-11.1-6. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* No lot shall have a minimum frontage of less than 50 feet, while the minimum area shall be established by the restriction governing lot coverage, setbacks, screening, and parking requirements.
(2) *Front yard.* All structures located along a street shall be set back, at a minimum, of 15 feet, or greater as may be determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such yard setbacks, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares; in order to maximize all vehicular and pedestrian safety.
(3) *Side and rear yards.* The side and rear yards adjacent to, or separated by a street, alley or other right-of-way from a residential or commercial zone, shall provide a building setback of at least 15 feet.
(4) *Distance between buildings.* The minimum distance between two multiple family buildings on a single lot or on contiguous property under the same ownership shall be 20 feet, plus four additional feet for every story or fraction thereof that the building exceeds two stories, or such distance determined necessary by the planning commission to enhance the aesthetics of development.
(5) *Height regulations.* No building or structure shall exceed 2½ stories or 35 feet in height, provided the planning commission may allow a development with greater height, if it finds that:
    a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods;
    b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods;
    c. The proposed development is designed to facilitate the objectives and strategies of the master plan;
    d. Meets approval from the fire department and FAA.
(6) *Residential buffer.* New development shall provide sufficient setback as well as an attractive physical barrier between the residential and nonresidential uses as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential environment. A smooth transition between residential neighbors and nonresidential uses (including all parking lots) shall be ensured by the provision of sufficient screening of more intensive uses (i.e., commercial/offices uses) from residential neighborhoods through the use of decorative landscaping and screened walls. A 15-foot landscaped buffer shall be installed between and along the residential and nonresidential sides of said buffer. The landscaped area shall be planted with trees, flowers, grasses and shrubs to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential property.

ARTICLE 19. - D-D ZONE (DOWNTOWN DEVELOPMENT)

Sec. 93-19-3. - Uses; permitted and nonpermitted.

(a) *Permitted uses.*
    (2) Institutional uses including:
        a. Art studios.
        b. Business schools.

c. Reserved.
d. Colleges and universities.
e. Dance studios.
f. Libraries and other public buildings.
g. Professional schools (including music/dance studios).
h. Technical schools.
i. Playgrounds, parks, and buildings open on a noncommercial basis for recreation only. Uses of this nature are exempt from being within a completely enclosed building.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **V Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Nonresidential	50	10,000	10,000		1,000	70	15	15	15	25		40 b..	c., d., e.	N/A

b. Buildings over 40 feet in height must be approved by the building official and fire chief to ensure that fire safety design standards are met.

c. One parking space for every 200 square feet of enclosed commercial floor area.

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

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

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

Land Lot 0131 is owned by the City of Hapeville. The Applicants states they are in the process of acquiring ownership of the property from the City.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

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

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

The subject tract is currently occupied by an existing 5,675 SF library. Applicant intends to demolish the existing structure and build a new 5,975 SF, 22'-5" high library on the site. The development is shown being within a 15 foot setback line on all sides. However, the building canopy is shown as encroaching on the south side setback facing the street by 12'-2". The applicant submitted a variance request for the canopy to the Board of Appeals and its was approved on March 28, 2019.

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

The site plan indicates the continued use of existing curb cuts and sidewalks, as well as new construction of additional sidewalk. Cross section characteristics for the driveways, curb cuts, and new sidewalks have been provided. The new sidewalk will be paved continuously from the entrance and will be over 10' wide from the property line. The existing sidewalk which is to be retained does not have any dimensions listed on the plans. Curb cut dimensions are also not provided on the plans. While the existing sidewalk and curb cuts are not within the scope of the new construction, the applicant should still provide the width of the existing sidewalk and curb cuts.

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

The site must provide a minimum of 30 parking spaces. The proposed development will have 42 parking spaces shared with the nearby park, with 31 exclusive to the library including 19 in a new lot and 12 in an existing lot which will be re-striped.

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

The site plan shows existing and proposed grades at 2' intervals.

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

The landscape plan includes the location and type of all trees currently on the site within the planned construction area. The Applicant proposes removing six trees, including one 42" landmark hardwood tree. See Section 93-2-14, below.

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

The landscape plan shows location and type of all proposed plant material, including in parking areas.

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

The landscape plan shows open space around the library, landscape areas between the library, parking lots, and the adjacent park and senior center, and the general location and description of trash receptacles, hand rails, and a bike rack.

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

The location of a new retaining wall to the south and east of the building and another to the east adjacent to stairs leading to a parking lot are indicated on the plan.

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

There is one refuse collection area on the east side of the building, which is proposed to be screened with an aluminum fence. Note: the Architectural Design Standards call for screening from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

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

The applicant has included a stormwater management plan.

k. Location and size of all signs.

One new monument sign is proposed, 8' wide and 6'-7" tall, and will be reviewed separately for compliance with the sign ordinance.

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

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(4) *Project data.*

a. Site area (square feet and acres).

The lot is 828,511 SF or 19.02 acres, which is compliant.

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

The provided site coverages are as follows:

- ***5,850 SF for the main building. This is inconsistent with other references to the size of the building as 5,975 SF.***
- ***36,682 SF for the parking lots and driveways.***
- ***It is unclear if the given site area coverage includes the new sidewalk.***

Maximum lot coverage allowed is 70%. The total impervious area is 42,532 SF based on the provided information, or 5% of the total lot area and is compliant.

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

Not applicable for non-residential development.

d. Floor area in nonresidential use by category.

The entire 5,975 SF structure will be used as a library.

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

The floor area ratio of the site will be 0.007.

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

The parking associated with the library and shared with the park includes 42 parking spaces, with 31 spaces provided exclusively for the library. The site has two handicapped parking spaces. The site contains a total 36,682 SF of paved parking area.

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

The overall project includes the construction of a new library. Verification of ownership has been provided for the county property but has still not been provided for the city property. The anticipated development schedule has been provided.

ARTICLE 23. - OFF-STREET PARKING AND LOADING

Sec. 93-23-1. - Purpose and intent.

The purpose of this article is to ensure the reasonable provision of off-street parking and loading facilities within the city. The requirements contained herein are minimum standards only, and are intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city.

Sec. 93-23-2. - Entrance and exit points.

Except in districts zoned R-0, R-1, R-2 and R-3, curb breaks shall not be more than 30 feet in width, nor less than 25 feet in width. In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines. Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points. Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

Curb break and curbline dimensions were not provided. The Applicant should provide dimensions of all curb breaks and curblines, including those that are existing.

Sec. 93-23-3. - Setbacks from property lines.

Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas for adjacent properties abut, or are in contiguous use, there need not be any setback.

All parking lots abut parking provided for neighboring properties, and do not require a setback.

Sec. 93-23-4. - Maneuvering areas.

All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas.

Off-street maneuvering area has been provided.

Sec. 93-23-6. - Reduction in area and number of parking spaces.

No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter.

The site plans do not indicate any encroachment upon the parking area by any buildings or other uses.

Sec. 93-23-7. - Mixed uses.

In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use.

Not applicable to non-mixed-use development.

Sec. 93-23-8. - Uses not specifically mentioned.

In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply.

Sec. 93-23-9. - Issuance of certificate of occupancy.

No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use.

Sec. 93-23-10. - Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

The minimum off-street parking is 30 spaces. The maximum off-street parking is 33 spaces. The plans provided indicate there will be 31 parking spaces not shared with the neighboring senior center or park, which is compliant.

Sec. 93-23-11. - Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped.

(a) Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" as described in the table below, and a minimum of 30 percent shall be "compact size" as described in the table below:

Minimum Full-Size Space Dimensions

Type of Space	Width of Space	Length of Space
Parallel at curb to angle of 29 degrees	8.5 feet	22 feet
Angle of 30 degrees to 60 degrees	9 feet	18 feet
Angle of 61 degrees to 90 degrees	10 feet	18 feet

Minimum Compact-Size Parking Space Dimensions

Type of Space	Width of Space (feet)	Length of Space (feet)
Parallel at curb to angle of 29 degrees	8	19
Angle of 30 degrees to 60 degrees	8.5	15
Angle of 61 degrees to 90 degrees	9	15

The application does not specify any full or compact size parking spaces. All parking spaces are angled 90 degrees from the curb. The plans designate parking spaces 18' deep and 10' wide, which is compliant with the full-size space requirements. A minimum of 30% of all parking spaces must be compact-size and comply with the compact-size parking space requirements.

(b) There shall be adequate interior passageways, drives and maneuver areas, as determined by the building official, to accommodate each space and to connect each space with a public street.

The site plan will be reviewed separately by the building official.

(c) In addition to the above-stated requirements, parking space for automobiles of the physically handicapped shall be provided in accordance with the following standards.

(1) Access to buildings generally.

a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.

Two handicapped parking spaces in the new parking lot have access to the main building using a ramp with a minimum 1:12 foot gradient and a width of 7'-2".

b. A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by above grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Parking Spaces for Handicapped

Total Spaces and Lot	Required No. of Reserved Spaces
Up to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
100 to 150	5

150 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

The plans provide for two handicapped parking spaces, which is compliant.

(2) Location. Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances.

The two provided handicapped parking spaces are the closest spaces to the rear entrance of the building.

Sec. 93-23-12. - Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway.

The off-street parking is provided on the same lot as the building.

Sec. 93-23-13. - Joint use of required off-street parking spaces.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

The off-street parking provided is connected to several other uses, including a park and a senior center, all of which provide their own additional parking.

Sec. 93-23-14. - Size of off-street loading spaces.

Each off-street loading space shall have minimum dimensions of 15 feet in height, 15 feet in width, and 60 feet in length. However, upon sufficient demonstration in a specific instance that a particular loading space will be used exclusively by shorter or lower trucks, the board of appeals may reduce the minimum length or height.

The site plan does not include any loading spaces.

Sec. 93-23-15. - Location of off-street loading spaces.

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying the lot.

The site plan does not include any loading spaces.

Sec. 93-23-16. - Drive-in establishments.

There shall be no drive-in establishments in which customers are served while located on a public right-of-way. In the case of a drive-in establishment where customers are served while occupying automobiles parked off a public right-of-way, that establishment shall provide on the premises sufficient parking space which, in the judgment of the building official, the chief of police and the city engineer will accommodate the largest number of automobiles

being served or waiting to be served at any one time. This required space shall be appropriately arranged for the purpose and in no case shall it be less than the minimum space as specified in this chapter.

Not applicable.

Sec. 93-23-17. - Continuing character of obligation.

The schedule of requirements for off-street parking space and off-street loading space applicable to newly erected or altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located, so long as the structure is in existence and its use requiring vehicle parking or vehicle loading facilities continues, and it shall be unlawful for an owner of any building affected by this chapter to discontinue, change or dispense with, or to cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance, sale or transfer of the structure, without establishing alternative vehicle parking or loading space which meets the requirements of and is in compliance with this chapter, or for any person, firm or corporation to use that building without acquiring the land for vehicle parking or loading space which meets the requirements of and is in compliance with this chapter.

Sec. 93-23-18. - Landscape requirements for vehicular use areas.

(a) *Intent.* The objective of this section is to provide space for the use of landscape beautification and natural plant growth for developments where off-street parking and open lot sales, displays, and service areas are provided. The intent is to improve and protect the appearance, environmental and ecological condition, character, design, and value of the total urban area, thereby promoting the public health, safety, and welfare.

(b) *Areas subject to the requirements of this section.* Vehicular use areas, except those serving single-family or duplex developments, parking garages, and public rights-of-way shall conform to the minimum landscaping requirements hereinafter provided.

(c) *Procedure for the development of vehicular use areas.*

(1) *Permit requirements.* No building grading, or tree removal permit shall be issued until approval of a required landscape plan for vehicular use areas. Prior to submission of building plans, the requirements of this section must be met. In cases where a vehicular use area is located on a lot other than that of the principal building, building plans may be submitted for review.

(2) *Submission of a required survey and proposed landscape plan.*

a. The applicant or his authorized agent shall submit to the department of public service three copies of each survey and landscape plan at a scale no greater than one inch equals 50 feet. The proposed landscaping may be superimposed on the proposed site plan or on a separate sheet, provided all drawing are the same scale.

b. Each survey and landscape plan shall include the following:

1. Name, signature, address, and telephone number of property owner, surveyor, and or designer;
2. North arrow and scale;
3. All dimensions; and
4. All required information and data listed on drawings.

A survey and a landscape plan have been submitted with the required information.

(3) *Survey.* The required survey shall include the following information:

a. Legal description of the property.
b. All trees and survey data as defined in this chapter.
c. Existing structures, buildings, parking spaces, accessways, and public streets.
d. Aboveground and belowground utility lines and easements.
e. Existing natural features and topography at one-foot contour intervals. In areas where slopes are 20 percent or greater, a five-foot contour interval may be substituted.

The provided survey lists topography at two-foot contour intervals. <u>The applicant should include topography at one-foot contour intervals on the survey, as the requirements of Sec. 93-23-18 are stricter than Sec. 93-2-16(d).</u>

(4) *Landscape plan.* The proposed landscape plan shall include the following information:

a. All trees, natural features, man-made appurtenances and structures to be retained upon the site and all topographic changes.
b. All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size, and name of proposed landscape materials shall be listed on the plan.
c. Comments regarding site preparation, tree preservation, methods of installation, and methods of maintenance shall be listed on the plan.
d. Required plans shall identify all vehicular use areas, aisles, driveways, sidewalks, wheel stops, and or curbs and other vehicular use controls. The location of the curb cuts, median openings on abutting streets, lighting, underground irrigation system, hose bibs, proposed planting areas, decorative and or screening walls, and related buildings shall be shown.

The Applicant should provide driveway and curb cut widths.

(d) *Landscape requirements.* All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:
(1) *Perimeter landscape requirements.*
a. All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen, and or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.

Natural landscape screening has been provided for the new parking lot. The Applicant should provide the dimensions of the landscape area to demonstrate there are no horizontal dimensions less than five feet in the perimeter landscape area.

b. All required perimeter landscaped areas shall have at least one tree for every 250 square feet or fraction thereof.

The perimeter landscaped area is given as 2,351 SF and require 10 trees. The applicant will retain 31 trees and plant five new trees, which is compliant.

c. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75 percent.
1. i. When abutting a public street right-of-way, landscaped areas along a public street shall have a minimum dimension of five feet and a minimum average dimension of ten feet from the right-of-way line to the vehicular use area.
ii. In addition, the requirements of section 93-2-7, "Vision clearance at corners," shall be met.
2. When abutting adjacent properties. Required perimeter landscaped areas which would abut adjacent, existing nonresidential properties may be allocated as additional interior or other additional perimeter landscaping.
(2) *Interior landscape requirements.*
a. An area or combination of areas equal to ten percent of the total vehicular use area exclusive of perimeter landscaped areas shall be devoted to interior landscaping.

The applicant should provide the dimensions of the interior landscape area to demonstrate 10% of all vehicular use area is devoted to interior landscaping.

b. There shall be a minimum of one tree provided for every 250 square feet or fraction thereof of interior landscaping area.

The applicant should provide the dimensions of the interior landscape area to demonstrate the minimum tree requirements.

(3) *Permitted modification to the landscaping requirements.*

a. In cases where the landscaped area requirements of subsection (d)(1) and (d)(2) may exceed 20 percent of the vehicular use area, the applicant may be allowed to reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to the residential uses or zones to equal a 20 percent maximum provided a method of vegetative and or masonry screening is maintained and is approved by the department of public service.

b. In instances where proposed innovative designs, landscaping techniques, and site amenities are believed to fulfill the intent of subsection (a) above, the strict requirements of this section may be waived by the planning commission.

c. In instances where healthy plant material exists, the requirements outlined in subsections (d)(1) and (d)(2) of this article may be adjusted thereby allowing credit for the preservation of existing plant material. The planning commission may make such adjustments so long as the intent of this section is preserved.

d. Open lot sales of vehicles may be excluded from the perimeter screening requirements adjacent to public rights-of-way by the planning commission, provided the tree requirements and area requirements are met.

Not applicable.

(4) *Landscape installation requirements.* All landscaping shall be installed in accordance with accepted good planting procedures.

a. *New plant materials.*

1. All new living plant materials shall satisfy the requirements of No. 1 or better as defined in the most current edition of Grades and Standards for Nursery Plants.

Complete

2. All separate landscaped areas shall have a minimum variety of two living plant materials other than trees; total landscaping areas required shall include a minimum variety of three landscape materials other than trees.

Complete

3. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.

Complete

4. Trees. A tree shall attain an average crown spread over 15 feet at maturity. Trees having an average crown spread less than 15 feet may be substituted by grouping the same so as to create the equivalent of a 15-foot crown spread. All trees shall be of a species which can be maintained with a minimum of five feet of truck height. Trees shall have a minimum of two inches DBH (diameter at breast height) measured 4½ feet above the ground and shall be a minimum of six feet in overall height immediately after planting.

Complete

5. Shrubs. Shrubs shall be a minimum of one foot in height when measured at the time of planting except where they are to act as screening for residential uses or districts. In which case, they shall be a minimum of three feet in height at the time of planting and maintained at a minimum height of five feet at maturity.

Complete

6. Lawn grass and ground covers. Grass may be sodded, plugged, sprigged, or seeded except that solid sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than solid sod or grass is used, a fast-growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass sod shall be clean and reasonably free of weeds and noxious pests or disease. Ground covers which present a finished appearance and reasonable complete coverage at time of planting may be used in lieu of grass sod.

Complete

b. *Existing plant materials.* Existing living plant materials to be preserved shall be in accordance with of this chapter.

Complete

c. *Earthwork.* Earth berms shall be of variable height and slope. Swales and ponds shall be permitted for onsite retention of stormwater provided they are approved by the city's department of public service.

No earthwork is indicated on the plans.

d. *Encroachment.* Landscaped areas, walls, structures, and walks shall require appropriate protection from vehicular encroachment by utilizing wheel stops, curbs, posts, wood, brick-work, and/or other devices. Placement of these devices shall be located at least 2½ feet from walks, walks, and structures and may be placed one foot from landscaped areas to prevent a vehicular overhang of no more than 1½; feet of landscaping area may be counted as part of the required depth of each parking space.

The new parking lot will be protected by a 24" curb. The existing parking is already protected by a curb.

e. *Maintenance.* The owner or his agent shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a sprinkler system or readily available water supply with at least one outlet located within 50 feet of all plant material to be maintained. The owner shall replace all landscaped materials required if, for any reason, they die or are severely damaged within one year of the final approval of the installation. The owner is thereafter responsible to maintain the landscaping in a healthy manner.

The Applicant should provide a sprinkler system or other water supply on the landscape plans.

f. *Planting bed.* The planting bed for all landscaping materials shall be free of weeds, debris, and noxious material and shall consist of a healthy plant growth medium. The planting bed soil shall provide adequate support, drainage, and nutrients for the plants and thus may require the incorporation of sand, peat, and or topsoil into the soil. Such planting soil shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and 1½ as deep as the depth of the plant ball.

Complete

(e) *City review of landscape plan.* The department of public service shall approve or reject the required landscape plan. The decision of the department of public service shall be deemed final administrative action, but may be appealed to the planning commission provided such appeal is made in writing at least ten days prior to the next regular planning commission meeting. Developments which require site plan approval by the planning commission shall be reviewed and approved by the planning commission for compliance to this section.

(f) *Certification of compliance.* Upon completion of the landscape improvements, the site shall be inspected for compliance to the approved landscape plant. A certificate of compliance must be issued before a certificate of occupancy can be issued for any related structures. When occupancy of a related building is desired prior to completion of the required landscaping, a temporary certificate of occupancy may be issued if a financial guarantee in the amount equal to 100 percent of the cost for landscaping improvements is provided and acceptable in form to the city attorney.

ARTICLE 2. - GENERAL PROVISIONS

Sec. 93-2-14. - Tree conservation.

(a) *Purpose.*

(1) This section shall be known as the Hapeville Tree Conservation Ordinance. The overall purposes of this section are to promote tree conservation, the increase of tree canopy, and the protection of existing trees in the city. General provisions and regulations contained herein, along with the attached administrative standards and best management practices for Hapeville's urban forest, will guide practices to accomplish this purpose. It is the intent of this section to regulate tree conservation activities as part of the building construction, and land development process, protect landmark trees, and provide public safety within the city.

(2) Benefits derived from the conservation of trees and increased canopy include:

a. Improved air quality;
b. Energy conservation;
c. Reduced flooding and reduced storm water runoff;
d. Reduced soil erosion and improved water quality;
e. Improved habitat for desirable wildlife;
f. Reduced health risks;
g. Community aesthetics and improved quality of life;
h. Added economic value.

(b) *Applicability.*

(1) The terms, provisions and regulations of this section and the administrative standards and best management practices for Hapeville urban forest, Appendix A hereto, shall apply to any real property, public or private, within the corporate limits of the city:

a. For all activities which require a land disturbance, building construction, or demolition permit;
b. For external renovations of all properties resulting in the increase of total square footage, or the construction of accessory structures, which may impact landmark trees;
c. For the purpose of permitting the removal of landmark trees.

(c) *Definitions.* As used in this section, unless specifically stated otherwise, the following terms shall be defined as indicated and where any definition herein conflicts with another definition in this chapter, the more restrictive definition shall prevail.

Landmark tree. Any canopy tree 30 inch dbh or larger, or otherwise designated by the mayor and council as having significance to the community, or any understory tree eight inches dbh or larger, in fair or better condition, having a life expectation of greater than five years.

(d) *General requirements.*

(1) *Tree removal.*

a. No trees shall be removed or destroyed prior to issuance of a building construction or land disturbance permit. The issuance of a building construction or land disturbance permit shall constitute compliance with the tree conservation provisions of this section.
b. No landmark tree shall be removed from any real property within the corporate limits of the city without the issuance of a landmark tree removal permit.

(5) *The removal or destruction of landmark trees.*

a. The removal or destruction of landmark trees from any property in the city is subject to the approval of the city arborist, and approval may only be granted if one of the following two conditions is met:
1. The tree threatens the property, safety or health of the property owner or the public.

2. Actions are taken to mitigate the tree's removal by way of planting a new tree of a comparable species and canopy. Payment may be made into the city tree bank in lieu of planting, calculated on a tree lost/replaced basis.

b. The issuance of a tree removal permit constitutes approval to remove a landmark tree.

c. Any decision of city arborist relating to the removal or destruction of landmark trees may be appealed as a provided in subsection 93-2-14(g).

A permit will be required from the city arborist before removing the landmark tree from the site.

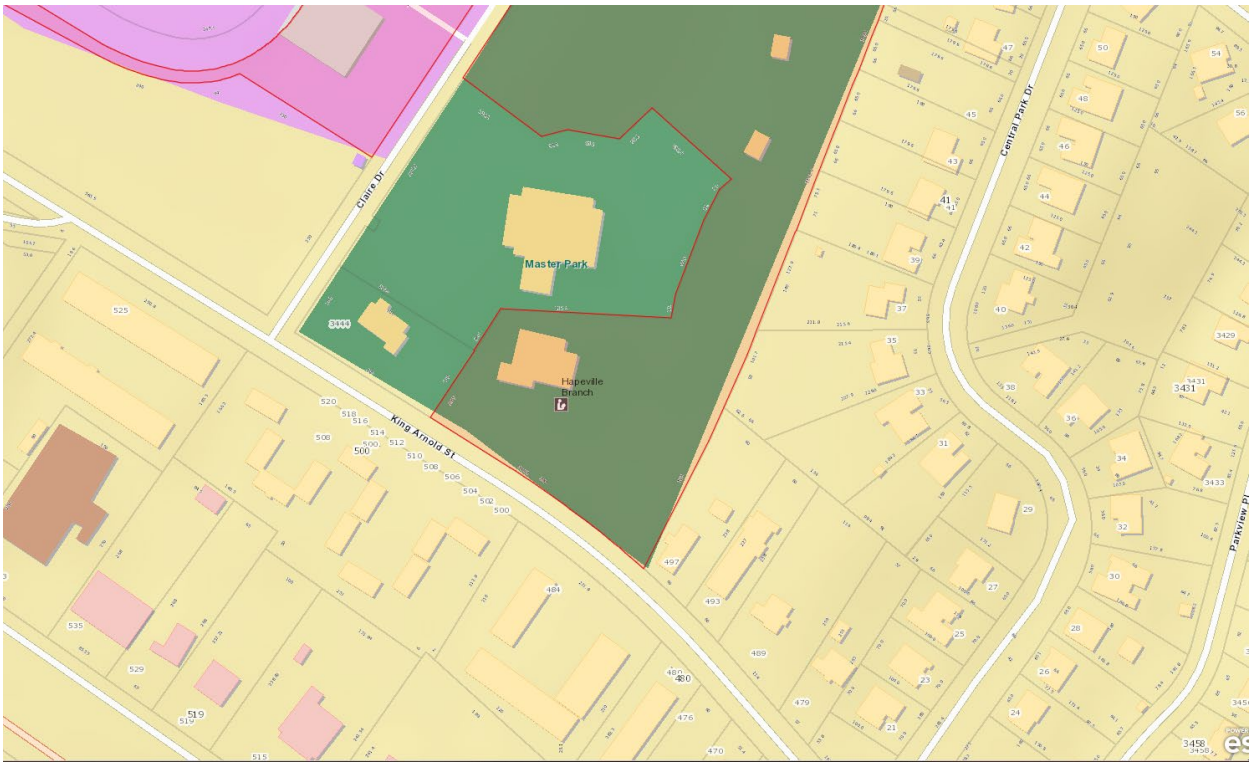
RECOMMENDATION

Except for the following items, the application appears to comply with the provisions of the V Zoning District as well as the Neighborhood Conservation Area:

- The Applicant should provide the average width of the existing sidewalk, even if it is beyond the scope of construction.
- The Applicant should clarify if the site coverage is different from the proposed size of the building, and if not, update the plans to show a site coverage of 5,975 SF for the main building.
- The Applicant should clarify if the sidewalk is included in the site coverages, and if not, update the plans to include coverage of the sidewalk.
- The Applicant should provide dimensions of all curb breaks, curblines, and driveway widths, including for those that are already existing.
- A minimum of 30% of all parking spaces must be compact-size and comply with the compact-size parking space requirements.
- The Applicant should include topography at one-foot contour intervals on the survey, as the requirements of Sec. 93-23-18 – Landscape requirements for vehicular use areas - are stricter than Sec. 93-2-16(d) – Site plan review.
- The Applicant should provide the dimensions of the landscape area to demonstrate there are no horizontal dimensions less than five feet in the perimeter landscape area.
- The Applicant should provide the dimensions of the interior landscape area to demonstrate 10% of all vehicular use area is devoted to interior landscaping and to determine the minimum tree requirements.
- The Applicant should provide a sprinkler system or other water supply on the landscape plans.
- A permit will be required from the city arborist before removing the landmark tree from the site.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. Additionally, the new sign will be reviewed separately for compliance with the sign ordinance.

Upon satisfactory of the above deficiencies, Staff recommends approval of the site plan as submitted.



Location Map – 525 King Arnold Street

Keck+Wood
COLLABORATION BY DESIGN

March 21, 2019

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

Re: Hapeville Branch Library
525 King Arnold Street
Development Review No. 2
K&W Ref. No. 191051.00

Dear Ms. Senter:

As requested, I have reviewed the Site Plans for the Hapeville Branch Library to be located on a 19 acre parcel at 525 King Arnold Street, within a V Zoning District. The re-submittal was received on March 19, 2019. The site plans were prepared by Atwell Group under the engineering seal of Brian E. Kay. With regard to my letter dated February 6, 2019, my comments are as follows:

1. Comment addressed by the re-submittal.
2. Comment addressed by the re-submittal.
3. Comment addressed by the re-submittal.
4. Comment not addressed. The projected peak and average utility usage for all City provided utility services (such as water and sanitary sewer) should be indicated on the plans to verify proper meter sizing to record low flows.
5. Comment partially addressed by the re-submittal. The hydrology study outlet structure orifice size of 15 inches does not agree with the 12 inch orifice shown in the drawing details. It is not clear how the 12 inch or 15 inch orifice is intended to be constructed in the catch basin structure. Is there an interior wall to be built for the orifice placement? Further details should be shown.
6. Comment addressed by the re-submittal.
7. Comment addressed by the re-submittal.
8. Comment not addressed. Use of existing driveways in a project does not automatically waive compliance with the regulations. City approval to use existing driveway widths less than required and a spacing closer than required must be obtained and shown on the drawings. It cannot be verified from the information provided if the project complies with the interior driveways width criteria of Section 93-23 of the Zoning Ordinance. It appears the driveway spacing along King Arnold Street does not meet the minimum separation of 50 feet per Section 93-23-2.
9. Comment addressed by the re-submittal.
10. Comment addressed by the re-submittal.
11. Comment addressed by the re-submittal.
12. Comment partially addressed by the re-submittal. With the soil infiltration test results showing rates are far below the minimum of 0.5 inches per hour required, perforated underdrain and crushed stone are shown beneath the porous pavement. However, the gradation of the crushed stone is not shown and it is not clear if the storage volume shown in the hydrology study is based on partial volume fill with crushed stone.
13. Comment partially addressed. Provisions demonstrating compliance to the Tree Conservation Ordinance Appendix A on tree canopy requirements are not shown.
14. Comment addressed by the re-submittal.

15. Comment partially addressed. Provisions to be provided to the City should include the storm water management inspection and maintenance schedule and agreement, performance and maintenance bond, bond fees, and the detailed estimate of the plan annual maintenance costs.
16. Comment addressed by the re-submittal.
17. Comment considered addressed since the disturbed area is shown to be less than 1 acre.
18. Comment addressed by the re-submittal.
19. Comment considered addressed since sewer service line is shown to be a private line.
20. Comment considered addressed since water main line is shown to be a private line.
21. Comment addressed by the re-submittal.
22. Comment can be considered addressed if the Fire Chief has reviewed the plans to verify adequate access for emergency vehicles is provided.
23. Comment addressed by the re-submittal.
24. The total impervious area of 0.67 acres shown on sheet 1 will be used for stormwater utility billing purposes for the development unless more accurate information is provided.

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

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

1891
Hapeville
GEORGIA
A Community with a Heart
FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: Hapeville Library 525 King Arnold

Date: March 25, 2019

I have completed my review of this project and have found the following items to be corrected:

1) **Parking lot needs to be connected at lower driveway and upper driveway.**
2) **If Building is going to be sprinklered FDC location must be shown.**

If you should you should need any questions please let me know. Thanks.